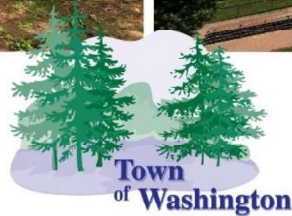


Petition to Incorporate a Part of the Town of Washington, Eau Claire County



Introduction.....	1
Strong Public and Community Support for Incorporation.....	1
Reasons for Seeking Incorporation.....	1,2
Impact of Annexations.....	2,3,4,5
INCORPORATION REVIEW PROCESS.....	5,6
SECTION 1 CIRCUIT COURT STANDARD.....	7
Incorporation Territory Area Exceeds Four Square Miles.....	8
Incorporation Territory Population Exceeds 2,500.....	9,10
Town Core Population Density Exceeds 500 Persons/Square Miles.....	11
SECTION 2(A) CHARACTERISTICS OF THE TERRITORY.....	13,14
Boundaries.....	14,15,16
Topography and Drainage.....	17
Surface Water & Drainage Basins.....	17,18,19
Natural Areas, Wetlands & Floodplains.....	20
Population Characteristics.....	21,22,23,24
Public Services Within the Incorporation Territory.....	25,26
Public Facilities – Sewer, Water and Stormwater Management.....	27-33
Stormwater Management Facilities, Electric Transmission and Communications.....	34,35
Transportation.....	36 - 40
Pedestrian and Bicycle.....	41,42
Schools.....	42 - 44
Land Use.....	45 - 59
Economy and Employment.....	60 - 62
Social Opportunities.....	63 - 68
SECTION 2(B), Territory Beyond THE CORE.....	69 - 73
SECTION 2 (c) TAX REVENUE.....	74 - 80
SECTION 2 (D) LEVEL OF SERVICES.....	81 - 86
SECTION 2 (E)IMPACT ON THE REMANDIER OF THE TOWN.....	87 -90
SECTION2(F), IMPACT UPON THE METROPOLTIAN COMMUNITY.....	91 -94
CONSISTENCY OF POLICY, REGULATORY, SERVICES ISSUES	94
CONCULSION.....	95
Appendix A: Proposed Boundary and Legal Description.....	97 - 129
Appendix B: Notice of Intent to Circulate Petition.....	130 - 153
Appendix C: Signed Petition for Incorporation.....	155 - 221
Appendix D: Stormwater facilities, List of Businesses	222 -229

Appendix E: General Points of Interest Adjacent or Within Incorporation Territory.....	230 - 243
Appendix F: Metropolitan Community Support for Incorporation.....	244 - 259
Appendix G: Memorandum of Understanding for Services.....	260 - 262
Appendix H: Ambulance Services Agreement.....	263 -267
Appendix I: Notices, Agendas, Minutes and resolutions.....	268 -289
Appendix J: Articles, Press and Public Awareness	290 - 292
Appendix K: Trilogy Wastewater Reports.....	293 -301

Introduction

The Town of Washington (the Town) and petitioners seek to prevent on-going annexations from eroding the Town’s jurisdictional boundaries and to control its land uses. As the third largest municipality in Eau Claire County, the Town of Washington stands as the 12th largest town in Wisconsin. It’s renowned for its natural beauty, charm, strong neighborhoods, and low crime rate. The town’s topography features steep slopes and ridges, rolling hills, and lowland areas that contrast sharply with the City of Eau Claire’s flat terrain. Three primary options exist to address the erosion of boundaries and the ability to control land use planning: incorporation through the circuit court and administrative action of the state as described in Wis Stats. § 66.0205, incorporation through legislative action, and cooperative boundary planning negotiated between the impacted local units of government as described in Wis. Stats. § 66.0307.

The following sections describe the facts supporting the Town’s petition for incorporation. These facts document that the standards for review by both the circuit court and the Wisconsin Department of Administration’s Incorporation Review Board have been met. Accordingly, the Town and petitioners request the circuit court to order a referendum and to certify the incorporation of the village.

Strong Public and Community Support for Incorporation

The initiative to incorporate the majority of the Town of Washington has garnered overwhelming support from Town residents and leaders, reflecting a shared commitment to collective vision and proactive community and land use development. This move is seen as beneficial not only to the Town of Washington but also to the surrounding municipalities, enhancing autonomy and providing a stronger framework for local governance.

Incorporation is expected to positively impact the entire metropolitan area by fostering better governmental relations and preserving the local character amidst an expanding urban landscape.

The Town Board, after hosting a listening session which drew over 200 town residents expressing support for incorporation, has decided to petition the circuit court of Eau Claire County for incorporation as a metropolitan village while not foreclosing its other options, such as negotiating a cooperative boundary plan with the Town’s neighboring municipalities.

Reasons for Seeking Incorporation

The residents of the Town of Washington have submitted the Incorporation Petition for numerous reasons. The key reasons are highlighted below, but the driving force behind the incorporation petition is preserving the community’s identity and protecting its future as an independent governmental entity.

1. The area proposed for incorporation is an existing community of 7,766 residents functioning for all practical purposes as a village. The residents of the proposed incorporation area want to preserve and maintain high quality municipal services in a fiscally responsible and operationally responsive manner.
2. The residents of the area proposed for incorporation would gain full local control of zoning and land use for all property in the incorporated area and would no longer be

subject to extraterritorial jurisdiction. Extraterritorial land division regulations from neighboring cities create large minimum lot sizes that effectively prohibit development within large portions of the Town. This curtails private property rights and means the Town and property owners cannot exercise autonomy.

3. As a Village, Washington would no longer be under County zoning control. This was a contentious issue in 2022, when the Town Board voted to approve rezoning land within the Town for a proposed rural subdivision that was consistent with the recently reviewed and revised Town and County Comprehensive Plans, the County Zoning Ordinance, and the County Farmland Preservation Plans and an Extraterritorial Jurisdiction (ETJ) Intergovernmental Agreement with the City of Eau Claire. Yet, the County Planning and Development Committee and County Board ignored the recommendation for approval by their own staff and Comprehensive Plan and denied the request.
4. Incorporation will also eliminate the extra costs and time delays of multi-jurisdictional review by the Town, County and City for zoning and land use matters.
5. Incorporation will create permanent boundaries. This will provide a direct benefit to planning future infrastructure and development. Incorporation will reduce the inefficiencies that arise in the provision of services due to annexations by an adjacent city. It will also eliminate the loss of land and tax base from annexations.
6. Incorporation will protect the tax base by ensuring that annexations do not occur, which will allow the new village to retain its low tax rate and continue to provide services at no less than the current level.
7. Incorporation allows for the use of a full suite of financial instruments – thereby significantly reducing interest and debt issuance costs. Currently, Towns are not allowed to issue debt for a period longer than twenty (20) years. This means that borrowing for larger infrastructure and facility projects must be financed initially and refinanced periodically to match the longevity (and associated debt service) of the project. This can lead to many thousands of dollars in unnecessary loans and interest fees. These financial options may assist in meeting the infrastructure needs resulting from demand for development.
8. An important reason for incorporation is to protect and enhance the Town's identity, character, and further improve its ability to be an economic engine in northwest Wisconsin. Our Town is unique and is a highly sought after area in the real estate market. The Town has had success in supporting residential and commercial development but has been held back by the limitations inherent to town government. Limitations include regulation by other governmental entities that may prohibit development unless annexed or that increase development costs in terms of time and money spent with no increased benefits to the Town or the developer. Incorporation will also ensure that any major investments the Town makes in infrastructure, land acquisition for public and private use, and all other such investments will be protected.

Impact of Annexations

Annexation is a concern for our community. Since 2005, over 1,700 acres (2.7 square miles) has been annexed from the Town of Washington. Annexations from neighboring municipalities and subsequent city development has made long range planning very difficult and uncertain,

has changed the landscape and uniqueness of our community, and has proved very costly to the Town. They have fragmented our community, created town islands in Eau Claire and city islands in the Town affecting government efficiency.

The Town of Washington has undergone 198 annexations, primarily to the City of Eau Claire, with a smaller number to the City of Altoona. The tables below show the annexations that have occurred over the past twenty years to both Eau Claire and Altoona. Altogether 1,755.27 acres of land have been annexed from the Town of Washington to adjacent municipalities over the past twenty years alone. Figure 1 below shows historical annexations from Washington to Eau Claire, 2005 – 2024 and annexations from Washington to Altoona, 2005 – 2024.

Figure 1: Annexations From Washington to Eau Claire, 2005 – 2024

ID	Petition ID	County	Annexor	Annexee	Ordinance #	Effective Date	Create Date	Pop.	Acres
11717	14616	Eau Claire	18221 C Eau Claire	18024 T Washington	7523	10/03/2023	10/16/2023	1	0.45
11714	14607	Eau Claire	18221 C Eau Claire	18024 T Washington	7522	10/03/2023	10/13/2023	0	2
11673	14570	Eau Claire	18221 C Eau Claire	18024 T Washington	7503	04/03/2023	05/24/2023	2	438.34
11566	14533	Eau Claire	18221 C Eau Claire	18024 T Washington	7488	11/01/2022	11/04/2022	0	18.2
11554		Eau Claire	18221 C Eau Claire	18024 T Washington	7483	10/04/2022	10/12/2022	0	90.45
11532	14514	Eau Claire	18221 C Eau Claire	18024 T Washington	7478	08/02/2022	08/10/2022	0	7.84
11510	14502	Eau Claire	18221 C Eau Claire	18024 T Washington	7467	06/21/2022	06/30/2022	1	failed
11368	14427	Eau Claire	18221 C Eau Claire	18024 T Washington	7445	09/21/2021	09/21/2021	0	6.34
11323	14384	Eau Claire	18221 C Eau Claire	18024 T Washington	7427	05/18/2021	05/21/2021	0	0.47
11314	14375	Eau Claire	18221 C Eau Claire	18024 T Washington	7423	05/04/2021	05/04/2021	0	0.74
11307	14361	Eau Claire	18221 C Eau Claire	18024 T Washington	7410	03/02/2021	04/05/2021	0	70.5
11263	14354	Eau Claire	18221 C Eau Claire	18024 T Washington	7403	12/08/2020	12/18/2020	7	0.7
11222	14324	Eau Claire	18221 C Eau Claire	18024 T Washington	7384	08/11/2020	09/01/2020	0	0.75
11052	14229	Eau Claire	18221 C Eau Claire	18024 T Washington	7333	08/27/2019	09/18/2019	0	15.24
11050	14222	Eau Claire	18221 C Eau Claire	18024 T Washington	7331	08/13/2019	09/06/2019	0	40.8
10959	14174	Eau Claire	18221 C Eau Claire	18024 T Washington	7312	12/11/2018	01/11/2019	0	35.77
10781	14056	Eau Claire	18221 C Eau Claire	18024 T Washington	7253	12/19/2017	12/01/2017	0	32.75
10758	14045	Eau Claire	18221 C Eau Claire	18024 T Washington	7245	09/12/2017	10/06/2017	0	2.08
10714	14019	Eau Claire	18221 C Eau Claire	18024 T Washington	7232	07/02/2017	07/13/2017	0	54.15
10704	14008	Eau Claire	18221 C Eau Claire	18024 T Washington	7223	05/14/2017	05/22/2017	2	1.89
10519	13902	Eau Claire	18221 C Eau Claire	18024 T Washington	7169	12/27/2015	01/19/2016	0	3.6
10421	13838	Eau Claire	18221 C Eau Claire	18024 T Washington	7132	04/19/2015	06/15/2015	4	0.8
10420	13837	Eau Claire	18221 C Eau Claire	18024 T Washington	7133	04/19/2015	06/15/2015	2	17
10393	13829	Eau Claire	18221 C Eau Claire	18024 T Washington	7129	03/15/2015	04/07/2015	0	2.8
10325	13790	Eau Claire	18221 C Eau Claire	18024 T Washington	7098	08/31/2014	09/24/2014	3	1
10176	13704	Eau Claire	18221 C Eau Claire	18024 T Washington	7063	09/15/2013	10/11/2013	0	1
10090	13647	Eau Claire	18221 C Eau Claire	18024 T Washington	7046	02/17/2013	03/13/2013	1	1.2
10021	13617	Eau Claire	18221 C Eau Claire	18024 T Washington	7019	09/16/2012	11/28/2012	0	50.7
10020	13619	Eau Claire	18221 C Eau Claire	18024 T Washington	7021	10/14/2012	11/28/2012	0	3
9887	13535	Eau Claire	18221 C Eau Claire	18024 T Washington	6970	07/03/2011	09/27/2011	2	0.94
9867	13531	Eau Claire	18221 C Eau Claire	18024 T Washington	6966	06/19/2011	07/29/2011	1	0.97
9730	13441	Eau Claire	18221 C Eau Claire	18024 T Washington	6918	04/18/2010	05/13/2010	2	7.1
9651	13378	Eau Claire	18221 C Eau Claire	18024 T Washington	6887	09/27/2009	10/30/2009	0	66.5
9458	13294	Eau Claire	18221 C Eau Claire	18024 T Washington	6837	09/14/2008	10/16/2008	0	0.44
9406	13263	Eau Claire	18221 C Eau Claire	18024 T Washington	6827	06/15/2008	07/17/2008	1	0.49
9349	13236	Eau Claire	18221 C Eau Claire	18024 T Washington	6820	04/08/2008	05/07/2008	0	3.96
9013	13047	Eau Claire	18221 C Eau Claire	18024 T Washington	6757	05/08/2007	06/02/2007	0	7.6
8914	12956	Eau Claire	18221 C Eau Claire	18024 T Washington	6723	11/14/2006	01/25/2007	0	134.3
8913	12954	Eau Claire	18221 C Eau Claire	18024 T Washington	6724	11/14/2006	01/25/2007	0	2.42
8867	12948	Eau Claire	18221 C Eau Claire	18024 T Washington	6717	10/24/2006	12/09/2006	6	1.3
8808	12919	Eau Claire	18221 C Eau Claire	18024 T Washington	6704	08/22/2006	10/03/2006	2	
8467	12689	Eau Claire	18221 C Eau Claire	18024 T Washington	6630	09/27/2005	03/01/2006	2	
8466	12688	Eau Claire	18221 C Eau Claire	18024 T Washington	6629	09/27/2005	03/01/2006	0	
8213	12514	Eau Claire	18221 C Eau Claire	18024 T Washington	6576	03/08/2005	10/26/2005	0	
8212	12518	Eau Claire	18221 C Eau Claire	18024 T Washington	6575	03/08/2005	10/26/2005	0	
8170	12502	Eau Claire	18221 C Eau Claire	18024 T Washington	6570	02/08/2005	10/26/2005	0	35.7
							Total		1,162.28

Source: Wisconsin Department of Administration, Municipal Data System.

Figure 2: Annexations from Washington to Altoona, 2005 – 2024

ID	Petition ID	County	Annexor	Annexee	Ordinance #	Effective Date	Create Date	Pop.	Acres
11679	14574	Eau Claire	18201 C Altoona	18024 T Washington	5A-23	05/11/2023	06/26/2023	2	122.13
11522	14508	Eau Claire	18201 C Altoona	18024 T Washington	6A-22	06/23/2022	07/26/2022	4	19.64
11474	14476	Eau Claire	18201 C Altoona	18024 T Washington	3B-22	03/10/2022	03/31/2022	0	122.1
11386	14437	Eau Claire	18201 C Altoona	18024 T Washington	10B-21	10/14/2021	10/22/2021	0	5.27
10841		Eau Claire	18201 C Altoona	18024 T Washington	4B-18	04/12/2018	05/10/2018	0	30
10498		Eau Claire	18201 C Altoona	18024 T Washington	11B-15	11/12/2015	12/01/2015	0	5
10495	13890	Eau Claire	18201 C Altoona	18024 T Washington	11A-15	11/18/2015	11/23/2015	0	0.48
10218	13502	Eau Claire	18201 C Altoona	18024 T Washington	10A-10	10/21/2010	01/15/2014	1	28.24
10098	13655	Eau Claire	18201 C Altoona	18024 T Washington	3C-13	03/31/2013	04/22/2013	0	11.8
9886		Eau Claire	18201 C Altoona	18024 T Washington	8C-11	08/17/2011	09/27/2011	1	2.41
9384	13261	Eau Claire	18201 C Altoona	18024 T Washington	5C-08	05/22/2008	07/09/2008	7	
9364	13240	Eau Claire	18201 C Altoona	18024 T Washington	4C-08	04/10/2008	05/27/2008	0	32
8261	12566	Eau Claire	18201 C Altoona	18024 T Washington	4B-05	04/28/2005	10/26/2005	0	50.92
7261		Eau Claire	18201 C Altoona	18024 T Washington	10A-02	10/21/2002	10/26/2005	1	163
								Total	592.99

Source: Wisconsin Department of Administration, Municipal Data System.

INCORPORATION REVIEW PROCESS

The incorporation process involves three main approvals before the proposed village can formally incorporate. First, the circuit court must determine that the proposed incorporated area satisfies the following criteria:

1. The territory is at least four-square miles. Wis. Stat. § 66.0205(5).
2. The population is at least 2,500. Wis. Stat. § 66.0205(3).
3. The territory includes at least one square mile of land with at least 500 residents. Wis. Stat. § 66.0205(3).

If the petition satisfies those criteria, the circuit court must refer the petition to the Incorporation Review Board for further review. Wis. Stat. § 66.0203(8)(b). The Incorporation Review Board then evaluates several criteria to determine if an incorporation referendum must be held. The Incorporation Review Board evaluates:

1. Whether the incorporated territory is reasonably homogeneous and compact, considering the natural boundaries, “natural drainage basin, soil conditions, present and potential transportation facilities, previous political boundaries, boundaries of school districts, shopping and social customs.” Wis. Stat. § 66.0207(1)(a).
2. “The territory beyond the most densely populated one-half square mile ... shall have an average of more than 30 housing units per quarter section or an assessed value ... more than 25 percent of which is attributable to existing or potential mercantile, manufacturing or public utility uses.” Wis. Stat. § 66.0207(1)(b)
3. “The territory beyond the most densely populated square mile... shall have the potential for residential or other urban land use development on a substantial scale within the next 3 years.” *Id.*

4. The incorporation would be in the public interest after considering the following:
 - a. “The present and potential sources of tax revenue appear sufficient to defray the anticipated cost of governmental services at a local tax rate which compares favorably with the tax rate in a similar area for the same level of services.” Wis. Stat. § 66.0207(2)(a).
 - b. “The level of governmental services desired or needed by the residents of the territory compared to the level of services offered by the proposed village ... and the level available from a contiguous municipality” that has intervened. Wis. Stat. § 66.0207(2)(b).
 - c. “The impact, financial and otherwise, upon the remainder of the town from which the territory is to be incorporated.” Wis. Stat. § 66.0207(2)(c).
 - d. “The effect upon the future rendering of governmental services both inside the territory proposed for incorporation and elsewhere within the metropolitan community.” Wis. Stat. § 66.0207(2)(d).

If the Incorporation Review Board determines that the petition complies with Wis. Stat. § 66.0207, then the Incorporation Review Board approves the proposed incorporation for referendum, and the circuit court orders an incorporation referendum. Wis. Stat. §§ 66.0207(1) and 66.0211(1). If a majority of votes at the referendum are in favor of incorporation, the circuit court clerk certifies that fact with the Secretary of Administration, and then the Secretary of Administration issues a certificate of incorporation. Wis. Stat. § 66.0211(5).

SECTION 1 CIRCUIT COURT STANDARDS

As explained above, the circuit court's review of the petition is limited to three elements:

1. The territory is at least four-square miles. Wis. Stat. § 66.0205(5).
2. The population is at least 2,500. Wis. Stat. § 66.0205(3).
3. The territory includes at least one square mile of land with at least 500 residents. Wis. Stat. § 66.0205(3).

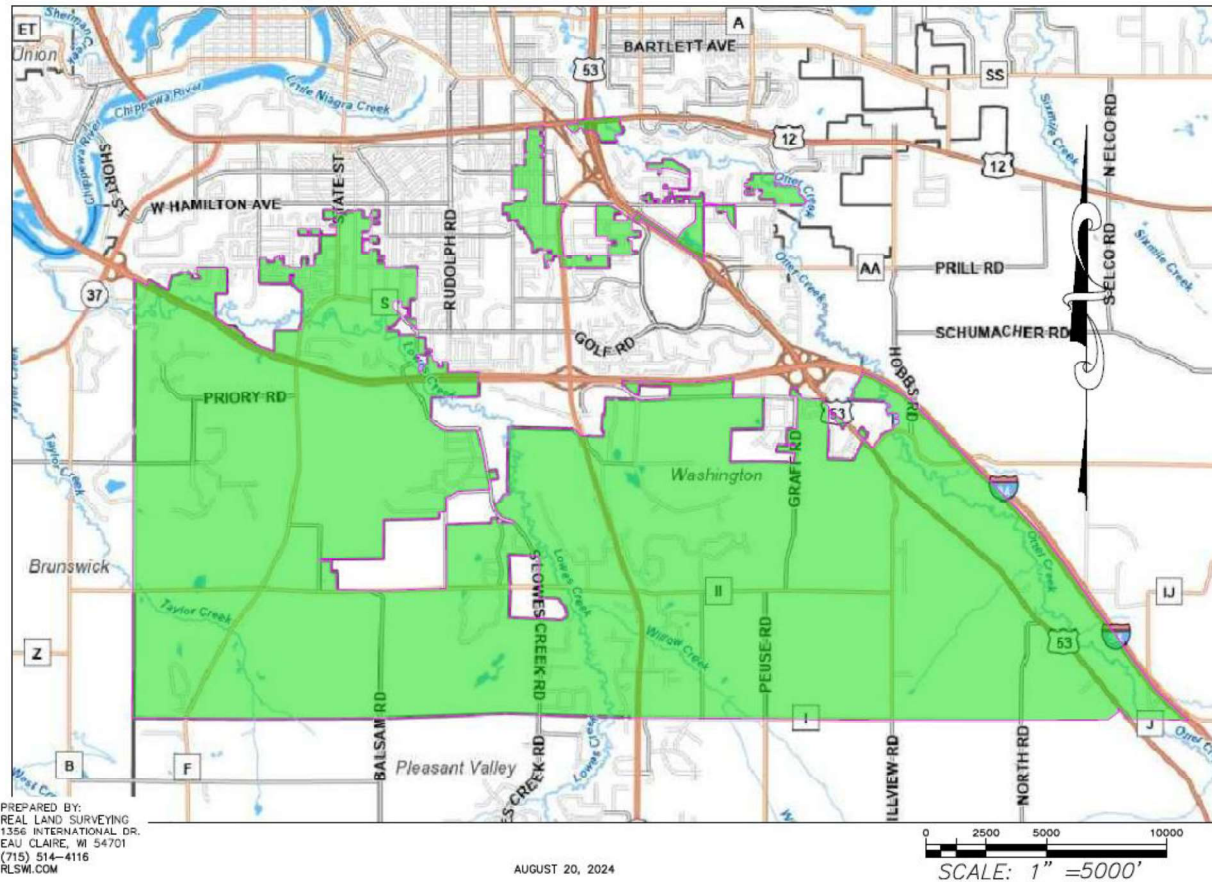
The petition unquestionably satisfies these basic elements. Consequently, the circuit court must order the petition be reviewed by the Incorporation Review Board.

Incorporation Territory Area Exceeds Four Square Miles

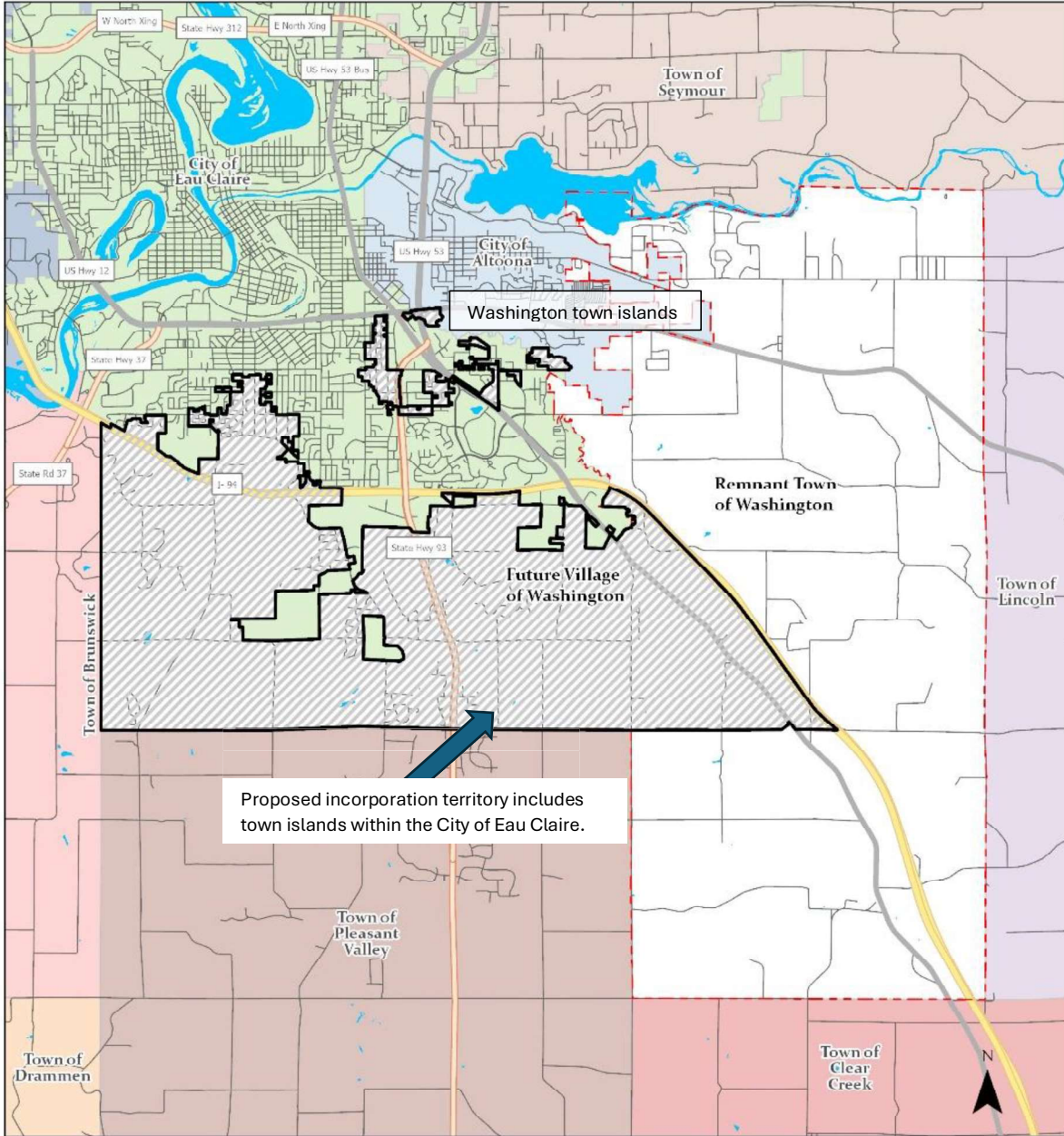
The territory proposed for incorporation is approximately 20.5 square miles and exceeds the 4 square mile minimum area for an incorporating village within a metropolitan area and within 5 miles of a 2nd class city. Therefore, the proposed area complies with the requirements of Wis. Stat. § 66.0205(5).

Map 1: Proposed Incorporation Area (shown in green)

VILLAGE OF WASHINGTON PROPOSED BOUNDARY SCALE MAP



Map 2: Regional Context of Incorporation Territory



Proposed Village & Remnant Town of Washington Municipal Boundaries

August 20, 2024



The proposed incorporation territory has several components including four town island areas in the City of Eau Claire and two town peninsulas extending north across I-94 into the City of Eau Claire. As shown in Maps 2 and 3 three City of Eau Claire peninsulas would extend into the proposed incorporation territory and a City of Eau Claire Island would exist in the center of the

proposed incorporation territory. The boot-shaped Eau Claire island was donated to the City of Eau Claire by a property owner for park and recreation purposes and then annexed as city-owned property.

The incorporation territory was divided into 16 sub areas for analytical purposes and labeled sub-areas A – P. The main body of the territory includes sub-areas A – K and the 4 town islands are labeled L – P (one town island, labeled “M” is split into 2 sub-areas). A map of the sub-areas and a table of the areas of each with a total for the proposed incorporation territory are below.

Map 3: Incorporation Territory Sub Areas

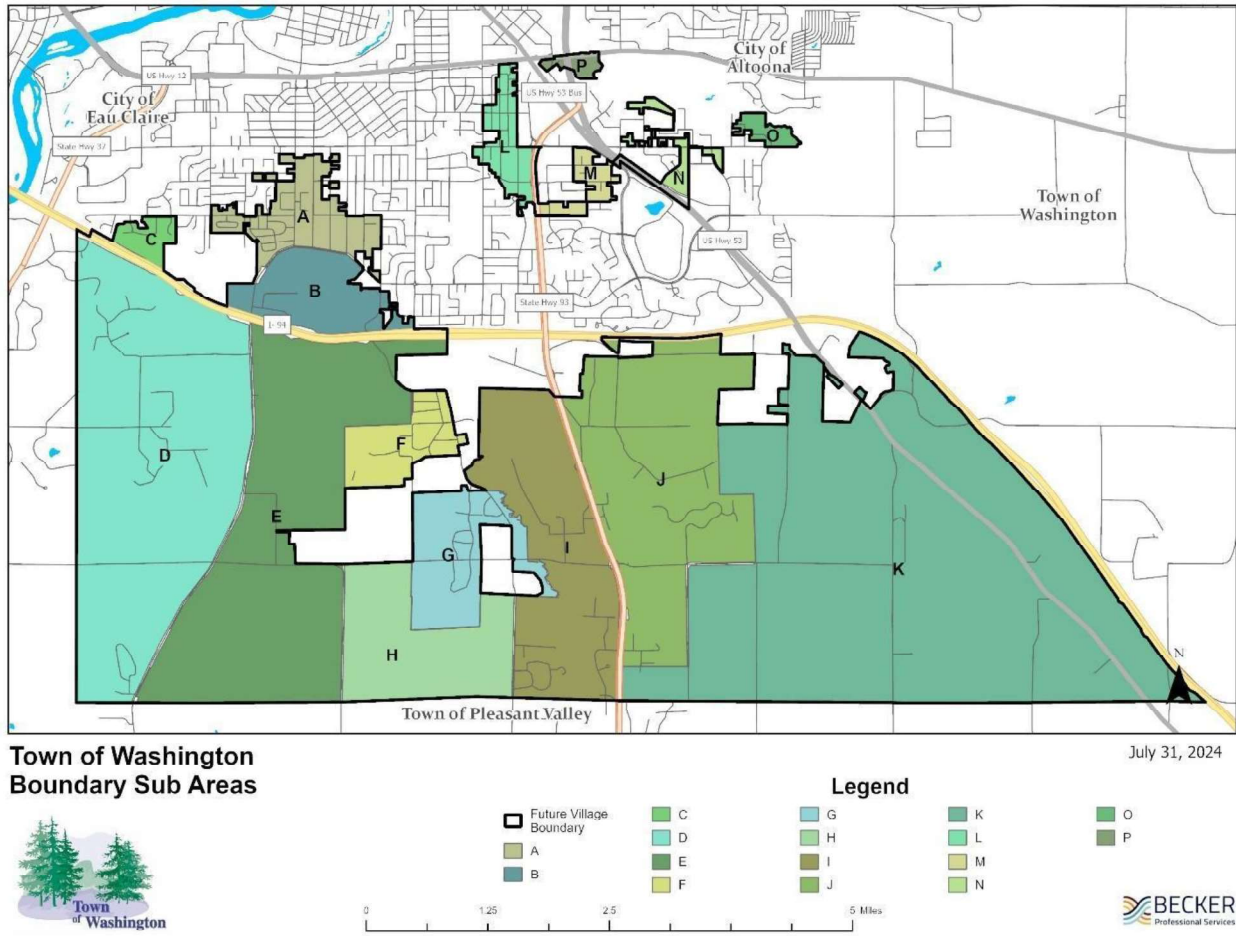


Table 1: Boundary Components

Boundary Components	Area - sq. miles
Main Body of Territory – Areas A - K	18.99
Washington island - Areas L, M, N	0.49
Washington island - Area P	0.05
Washington island - Area O	0.07
minus Eau Claire Island	-0.15
Total Incorporation Area	19.45

Incorporation Territory Population Exceeds 2,500

The territory proposed for incorporation contains approximately 5,240 persons and exceeds the 2,500 minimum population required for an incorporating village within a metropolitan area and within 5 miles of a 2nd class city. Wis. Stat. § 66.0205(3).

The population of the proposed incorporation territory was estimated by identifying all parcels coded as residential property for property tax purposes, identifying all multi-family residential parcels and the number of dwelling units on each parcel, applying a persons per household rate for owner-occupied dwelling units and renter-occupied dwelling units derived from the 2020 Census and applying that rate to each category of residential parcel. The details of these calculations are provided in the Appendix.

Table 2: Population Density

Sub-area Name	Population Density - persons per sq mi	Population	Area (sq. miles)	Average Parcel Size (acres)
A	1,674.7	821	0.49	0.89
B	559.6	288	0.51	2.49
C	879.6	96	0.11	1.55
D	117.8	375	3.19	9.85
E	53.8	143	2.66	19.82
F	760.7	279	0.37	1.89
G	394.2	240	0.61	3.74
H	33.6	31	0.92	17.36
I	400.7	589	1.47	3.4

J	300.8	623	2.07	4.12
K	61.0	372	6.10	14.52
L	3,821.0	879	0.23	0.52
M	3,280.2	377	0.12	0.66
N	801.5	76	0.10	1.15
O	653.9	45	0.07	1.64
P	110.6	6	0.05	4.66
	868.98	5,240	19.06	5.52
	Average	Total	Total	Average

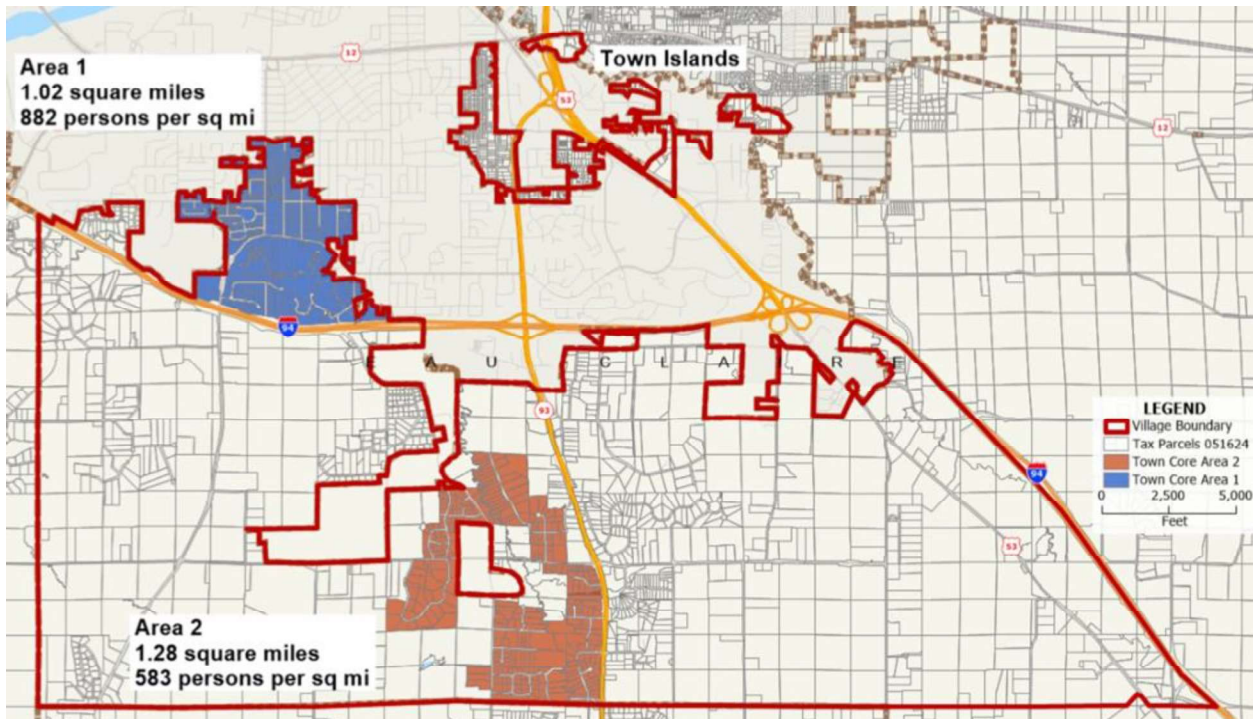
Town Core Population Density Exceeds 500 Persons/Square Mile

There are three populated areas in the incorporation territory, each approximately 1 square mile in area as indicated on Map 4 below (with parcel lines). Two of those areas have a population density greater than 500 persons per square mile – areas 1 and 2 as shown on Map 4 below. Area 3 is mostly platted but not fully developed and will likely reach 500 persons per square mile in a short amount of time.

The territory proposed for incorporation contains two areas of at least 1 square mile with a density of at least 500 people per square mile. Area 2 will be considered the Town Core for purposes of meeting the applicable Circuit Court Standard, but the functional Town Core is considered the entire STH 93 corridor with its mix of commercial and residential development encompassing both Areas 2 and 3. As a result, the petition satisfies the 500 resident per square mile density requirement of Wis. Stat. § 66.0205(3).

Map 4: 500 Persons Within 1 square mile Standard

Map 4: 500 Persons Within 1 square mile Standard



SECTION 2(A) CHARACTERISTICS OF THE TERRITORY:

The territory proposed for incorporation complies with the standards applied by the Incorporation Review Board as set forth in Wis. Stats. §66.0207 by being both homogeneous and compact. The proposed village is homogeneous and compact in terms of natural resource attributes, the built environment, and related socio-economic activities that occur within the territory. The following sections provide information to support this finding.

The proposed Village of Washington has rational boundaries following existing political or physical features establishing a compact and homogenous territory. The entire incorporation territory is within the unglaciated Driftless Region characterized by a landscape deeply dissected by water runoff creating high ridges, steep slopes and valleys. The incorporation territory contains two major ridge areas bordered on their east by tributaries of the Chippewa/Eau Claire River – Lowes Creek and Otter Creek. The incorporation territory includes a large portion of these two watersheds. The incorporation territory is all part of the Eau Claire School District.

Nearby incorporated communities include the City of Eau Claire, City of Altoona, and Village of Fall Creek. Eau Claire County has only five incorporated municipalities – very few for any county but particularly so given the county's size and location. The last incorporation in Eau Claire County was the City of Augusta in 1922, when the population of the entire county was 35,771 compared to over 105,000 today.

The Village of Lake Hallie in Chippewa County – on the north side of the City of Eau Claire was the most recent incorporation in the metropolitan area in 2003.

The proposed Village of Washington is within the jurisdiction of Eau Claire County and would be a member of the West Central Wisconsin Regional Planning Commission WCWRPC.

The population of the territory generally chooses to live in the incorporation territory because it is an area that allows them to have larger lot clusters of housing separated by natural areas. The population of the territory is socially cohesive due to their shared desire for living in an environment that has less density than an urban area. Metropolitan regions are characterized by incrementally increasing density of development from low density, lightly developed, perhaps agrarian lands on the outer edge of the region to the highest intensity of development at the urban core. The level of services able to be provided to land is an economic function that depends on the density of development to create system efficiencies that result in economically viable costs of service. At some point in the continuum of increasing density, the provision of costly and intensive services such as centralized water supply and distribution, wastewater collection and treatment or bus service becomes economically viable. Urban density in this context is the density required to make the provision of higher intensity urban services economically viable.

In those areas that have less density than can support urban services, decentralized systems of land services for water supply, wastewater treatment, transportation, fire protection, and public health and safety are necessary. Such decentralized systems breakdown when densities get too high. The population of a suburban area that wishes to maintain its habitat at less than urban densities must be able to control its development patterns to allow those decentralized systems of services to operate efficiently and effectively.

Boundaries

The boundaries of civil jurisdictions in Eau Claire County were originally in constant flux since October 6, 1856, when the county initially consisted of just one town—the Town of Eau Claire. Three months later, the Town of Eau Claire Board, acting as the Eau Claire County Board, created the Town of Half Moon Lake, which no longer exists. Shortly after, the County Board further divided the original Town of Eau Claire, creating the towns of Bridge Creek and Brunswick.

The first citizen petition to create a new town occurred in November 1860, when property owners petitioned the Town of Half Moon (which had by then dropped "Lake" from its name) to divide its territory and form the Town of Oak Grove. Oak Grove no longer exists, as it was absorbed a few years later by the incorporating City of Eau Claire.

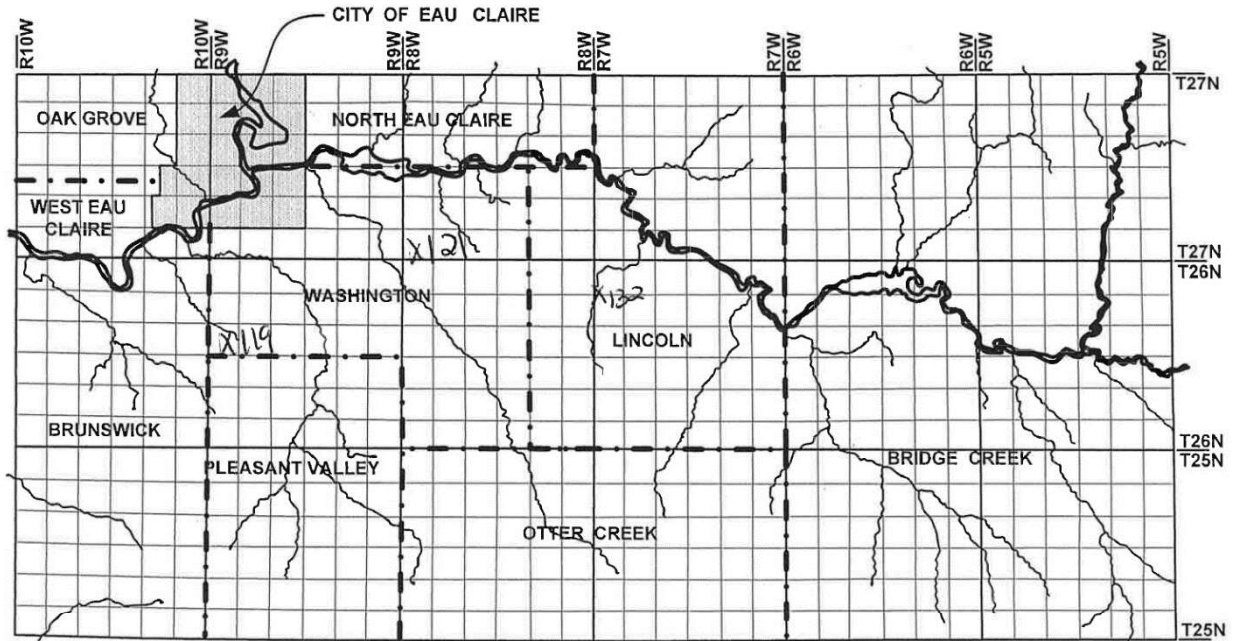
On January 2, 1866, the Town of Washington was created from what remained of the Town of Eau Claire after the formation of Oak Grove, West Eau Claire (formerly Half Moon), North Eau Claire, Brunswick, Pleasant Valley, Otter Creek, Lincoln, and Bridge Creek. The boundary of the new Town of Washington largely followed Township, Range, and section lines based on the previously established town boundaries. It's only natural boundary was a 2-mile stretch of the Eau Claire River just east of Altoona, which remains part of the town's boundary today.

Four years later, the remaining Town of Eau Claire incorporated as the City of Eau Claire, annexing parts of the towns of North Eau Claire, West Eau Claire, and Oak Grove.

The Town of Washington originally covered an area of 66 square miles with a population of 1,489 by 1910. It was bordered by the City of Eau Claire and the Town of Seymour to the north,

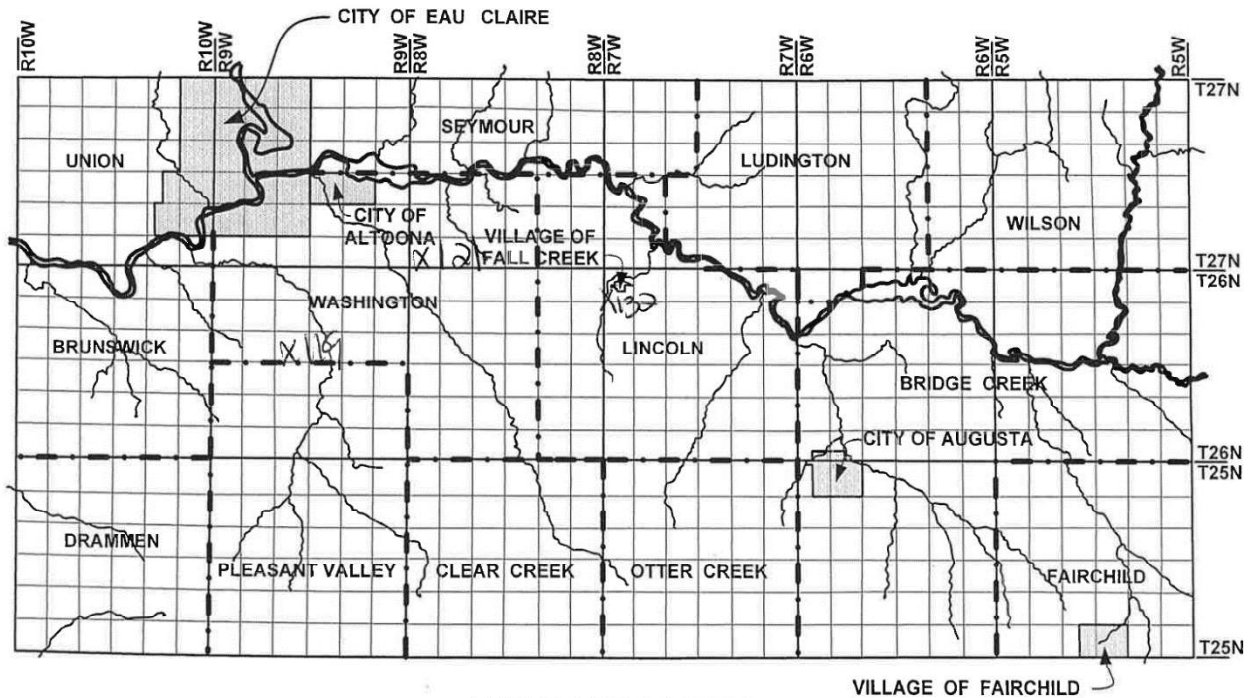
the Towns of Clear Creek and Otter Creek to the south, the Town of Lincoln to the east, and the Town of Brunswick and the City of Eau Claire to the west.

The City of Altoona, initially platted as East Eau Claire in 1881, was carved out of the Town of Washington and renamed Altoona, gaining city status in 1887. At that time, it was considered the smallest city in the United States.



**EAU CLAIRE COUNTY
TOWN DIVISIONS - MARCH 2, 1872**

The next incorporation was the Village of Fairchild which was formed from a part of the Town of Fairchild in 1880. The City of Altoona followed on April 5, 1887, being formed from a part of the Town of Washington. The Village of Fall Creek was incorporated in 1906, and the City of Augusta in 1922. No further incorporations have occurred over the past 100 years and there remain just 5 incorporated municipalities in Eau Claire County.



EAU CLAIRE COUNTY
TOWN DIVISIONS - January 1, 1922

The petitioners are proposing to create the first new municipality in Eau Claire County in over 100 years. The proposed boundary of the new Village of Washington will follow the existing political boundary with the Town of Brunswick on the west starting at the boundary with the City of Eau Claire and south to the north boundary of the Town of Pleasant Valley. From there, the incorporation boundary follows the north line of Pleasant Valley. From the end of the joint boundary with Pleasant Valley the new boundary of the Village of Washington will follow an extension of the joint boundary with Pleasant Valley to the east, forming a new boundary with the Town of Washington terminating at the intersection with the centerline of Interstate 94. From there the boundary will follow the centerline of I-94 to the north and west to the boundary with the City of Eau Claire. The boundary follows the City of Eau Claire boundary along its northern side back to the Town of Brunswick on the west. The boundary of the Village of Washington will also include the Town of Washington islands currently present within the City of Eau Claire. Residents within the Town islands have overwhelmingly expressed their desire to be a part of the village and do not desire to be city residents.

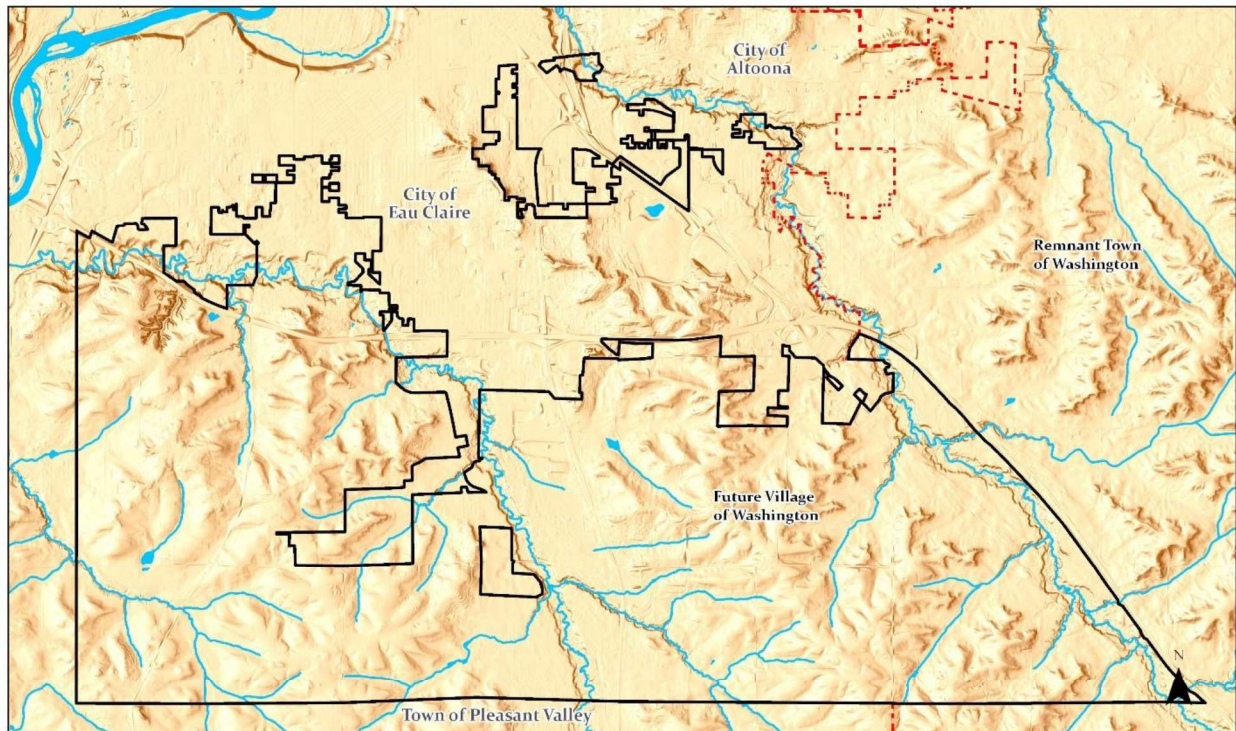
The proposed village boundaries follow existing political boundaries, including school district as well as physical and natural features. Map 2 above illustrates Washington's boundaries in relation to neighboring jurisdictions. The area proposed for incorporation represents about one third of the town, leaving a large remnant town to the east and south of the incorporation territory.

The proposed boundary is rational, follows existing political boundaries and physical and natural features and creates a compact and homogenous area.

Topography and Drainage

The following map depicts the town's topography, highlighting its northwest-southeast orientation of steep slopes and valleys. These ridges and slopes contrast sharply with the flat terrain of the City of Eau Claire, emphasizing the incorporation territory's distinctive natural beauty and homogeneous character. This unique landscape draws visitors, bikers, runners, and hikers who utilize the slopes for recreation.

Map 5: Topographic Map



**Proposed Village of Washington
Topographic**

August 1, 2024

Legend

- Future Village Boundary
- ▨ Remnant Town Boundary



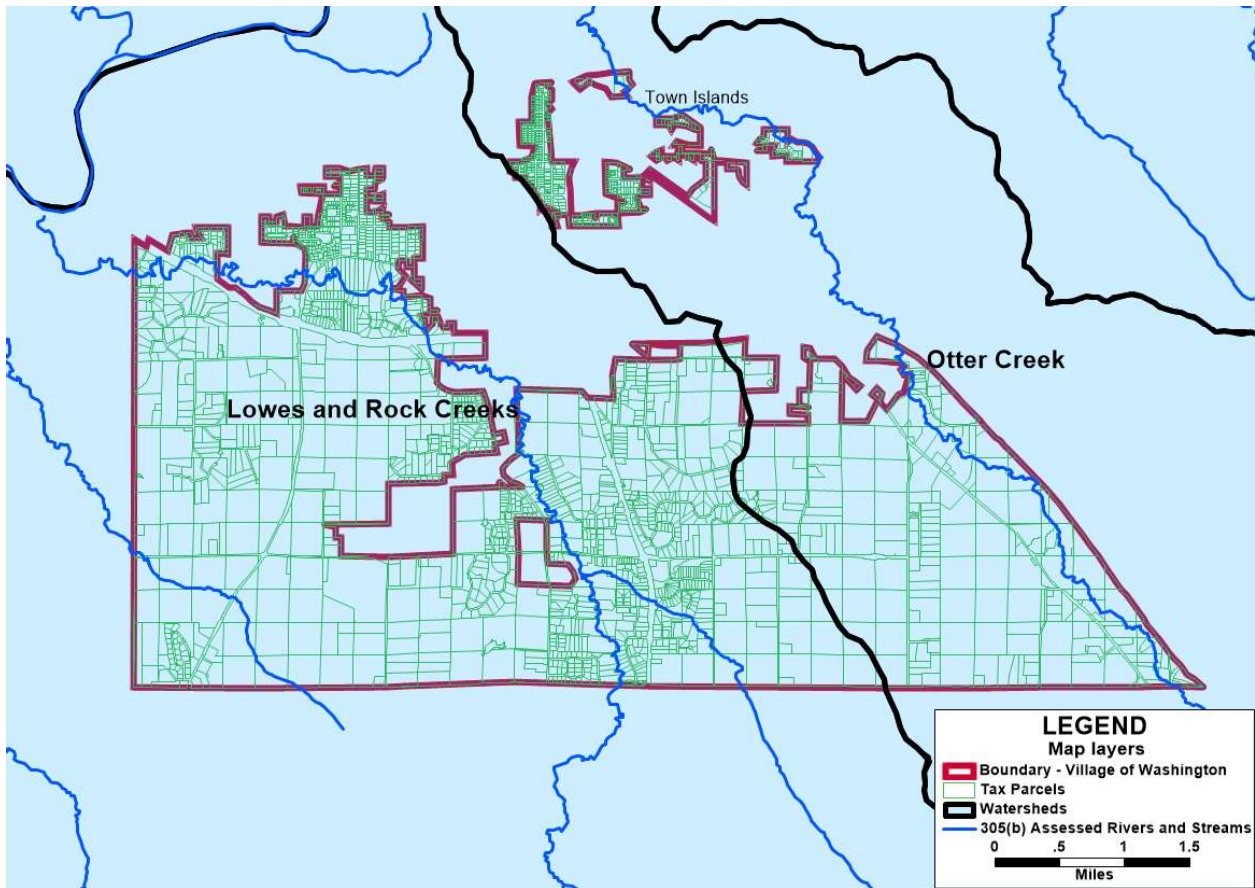
Sources: Eau Claire County, Town of Washington, Wisconsin DNR, Wisconsin DGA, USGS, Becker Professional Services

Surface Water & Drainage Basins

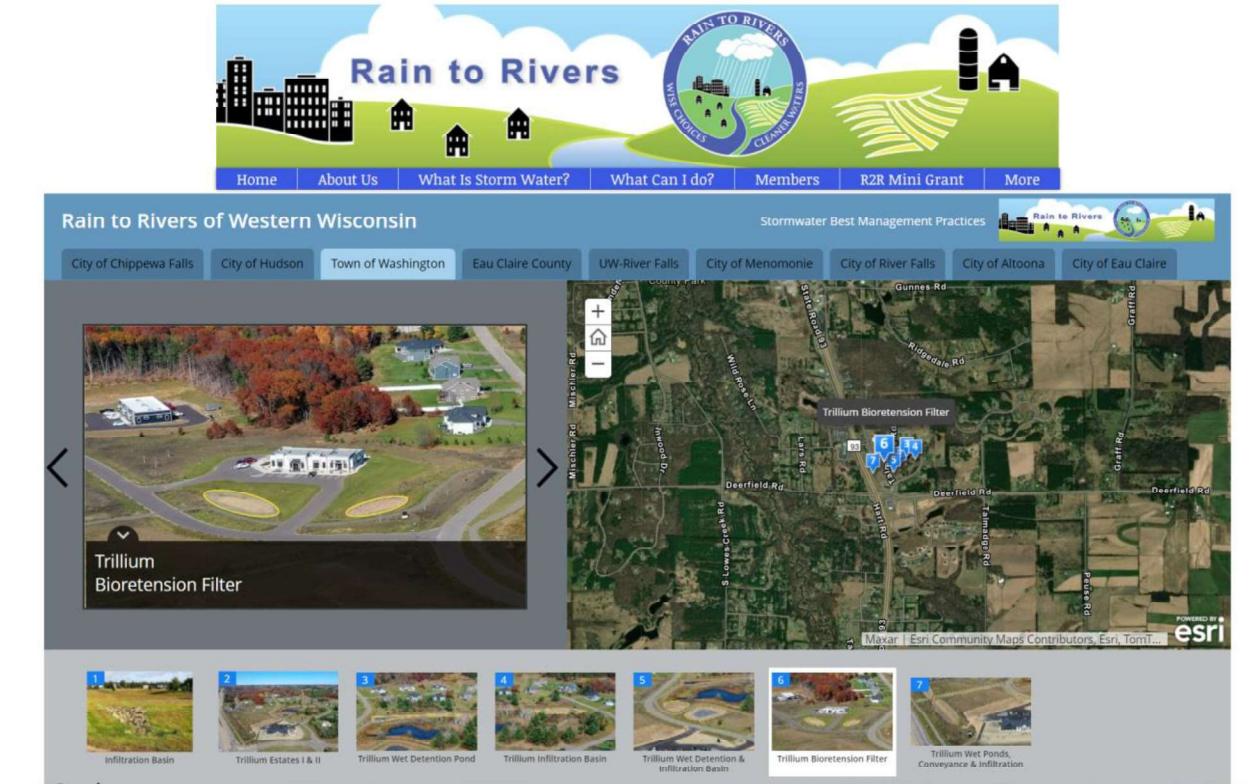
The proposed Village of Washington lies within two adjacent watersheds, the Lowes-Rock Creeks watershed on the west and Otter Creek watershed on the east. In years past these creeks powered the area's economy with several grist mills located along each. Although their mouths are less than 5 miles apart, Otter Creek drains into the Eau Claire River just before its confluence with the Chippewa River while Lowes Creek drains into the Chippewa River just past its confluence with the Eau Claire River. Lowes Creek is classified by the Wisconsin Department of Natural Resources as an "Outstanding and Exceptional River or Stream" (*Source Waters currently designated as ORWs and ERWs are listed in chapters NR 102.10 (ORWs) and NR 102.11 (ERWs) of Wisconsin's Administrative Code. 102.11(1)(d)7*). Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic

quality of the area. The following two maps show the watersheds and drainage pattern for the incorporation territory.

Map 6: Watersheds and Drainage



The new Village of Washington will continue the Town of Washington's heritage of helping to protect the region's surface water quality. A testament to this heritage can be found on the website Rain to River – Wise Choices for Cleaner Waters - <https://www.raintorivers.org/>, a partnership organization created to help improve the quality of surface water in western Wisconsin. The website features the Town of Washington as a model to others for how it is regulating the quality of surface water from developing land.

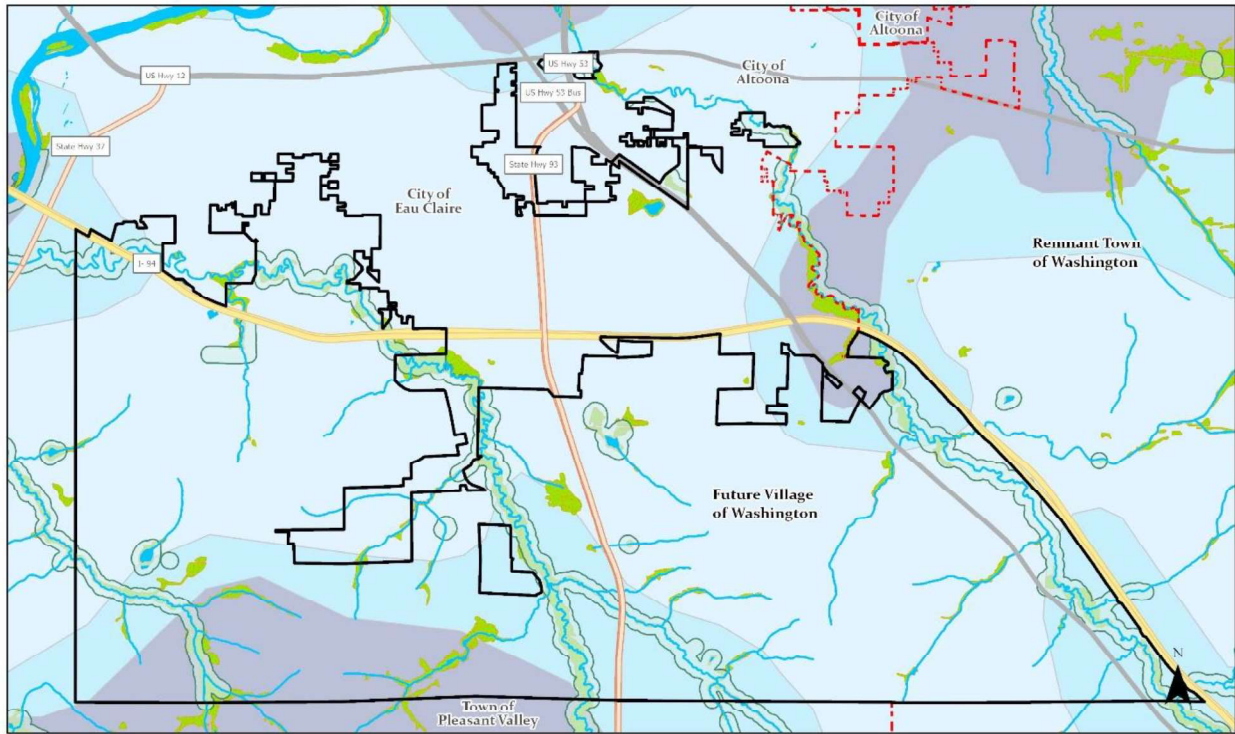


Source: <https://www.raintorivers.org/>.

Natural Areas, Wetlands & Floodplains

There are few wetlands in the incorporation territory except in the floodplains of Lowes Creek or Otter Creek. Narrow bands of land along both Lowes Creek and Otter Creek are designated as either “floodway” or “flood fringe” by the Federal Emergency Management Agency (FEMA). The “floodway” is the land nearest a river or a creek where flood waters would run with force, whereas the “flood fringe” is the area that would be merely inundated. The following map shows surface water features and indicates depth to groundwater.

Map 7: Water Table & Surface Water

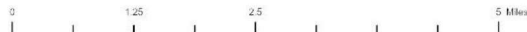


August 8, 2024

**Proposed Village of Washington
Water Table Depth and Surface Water
Features**



- Legend**
- Future Village Boundary
 - Remnant Town Boundary
 - Shoreland Zoning
 - Wetlands
 - Water Table Depth**
 - 1 ft.
 - 5 ft.
 - 10 ft.



Sources: Eau Claire County, Town of Washington, Wisconsin DNR, Wisconsin DOA, Becker Professional Services

Population Characteristics

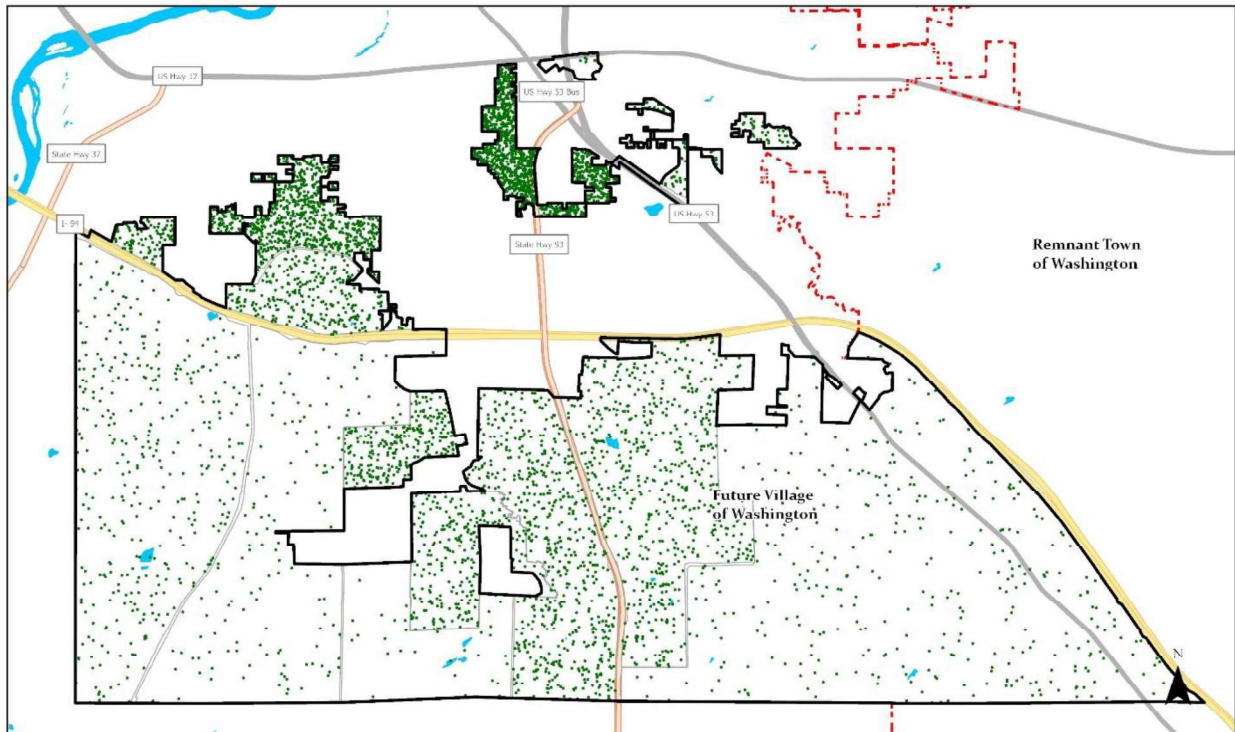
The population of the incorporation territory is estimated from a housing count to be 5,240 persons or 67.4% of the Town of Washington's Wisconsin Department of Administration 1/1/2024 estimate of 7,773. The following tables and maps provide insight into the characteristics of the population residing within the territory as well as a comparison between the cities of Altoona and Eau Claire.

Table 3: Comparison of Population Characteristics

Population Characteristics	City of Altoona	City of Eau Claire	Incorporation Territory	Remnant Town
Population estimate	8,506	69,098	5,240	2,533
18 years and over	76.50%	82.40%	77.8%	76.0%
65 years and over	15.30%	16.10%	18.9%	19.0%
Male	56.35	48%	48.6%	48.4%
Female	43.65%	52%	51.4%	51.6%
Median HH Income	\$77,002	63,882	\$70,253	\$77,561
Less than \$10,000	4.4%	4.40%	3.4%	3.7%
\$10,000 to \$14,999	3.9%	3.4%	4.0%	4.7%
\$15,000 to \$24,999	7.0%	7.0%	5.1%	3.8%
\$25,000 to \$34,999	5.4%	9.7%	9.2%	7.3%
\$35,000 to \$49,999	13.8%	13.3%	10.9%	8.3%
\$50,000 to \$74,999	12.2%	21.9%	21.2%	21.8%
\$75,000 to \$99,999	20.3%	12.6%	11.0%	12.7%
\$100,000 to \$149,999	23.7%	17.2%	19.8%	22.1%
\$150,000 to \$199,999	6.5%	6.4%	7.2%	7.9%

\$200,000 or more	2.9%	4.6%	8.1%	7.6%
Owner Occupied Housing Units	57.4%	57.7%	61.8%	69.6%
Renter Occupied Housing units	42.6%	42.3%	38.2%	30.4%

Map 8: Population Density

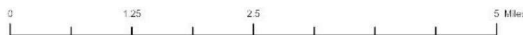


**Proposed Village of Washington
Population Distribution**

August 14, 2024

Legend

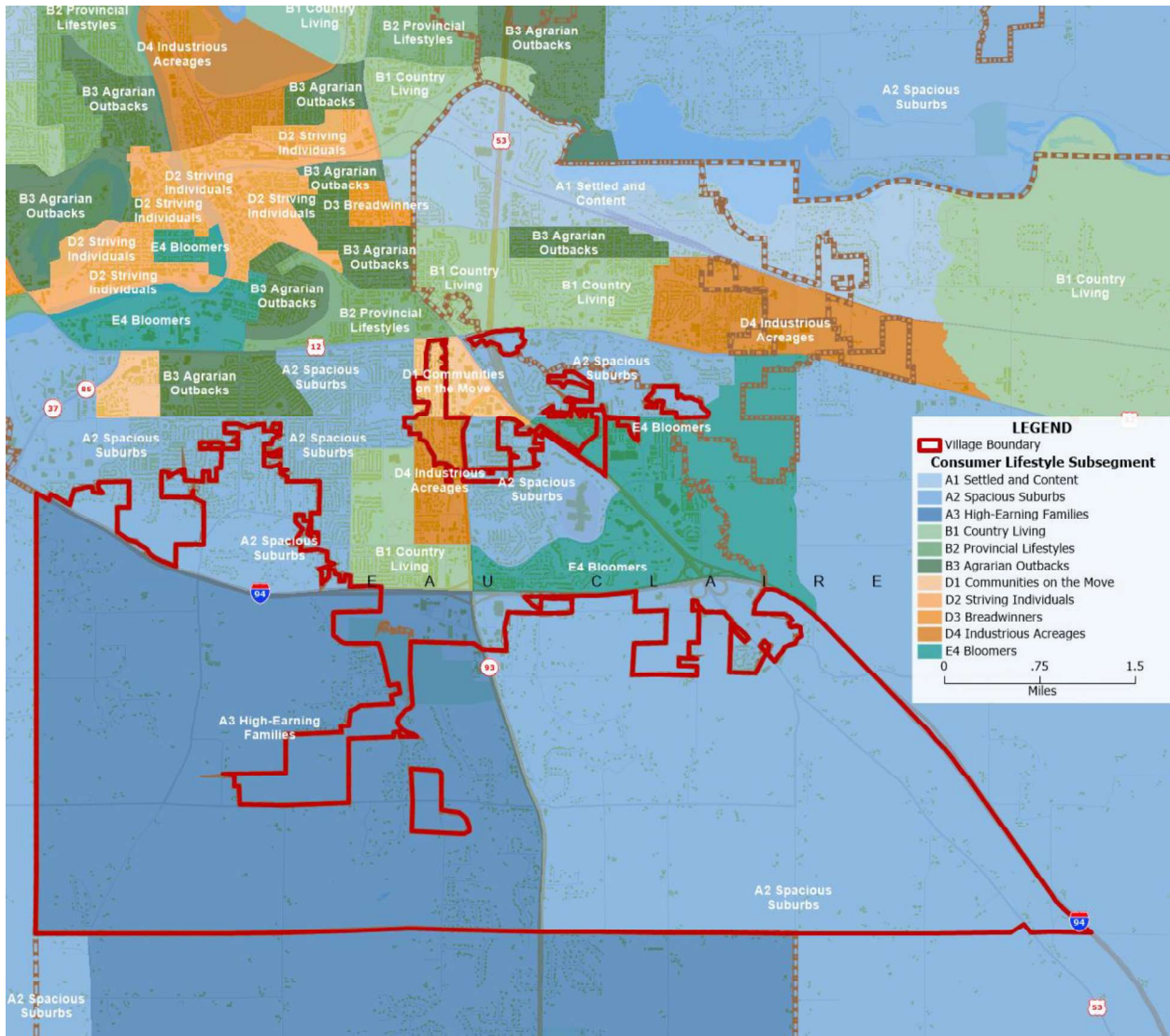
- Future Village Boundary
- Remnant Town Boundary
- 1 Dot = 1**
- Person



Sources: Eau Claire County, Town of Washington, Wisconsin DNR, Wisconsin DDA, Becker Professional Services

Further insight into population characteristics can be found in the marketing industry. Marketing firms use a method of targeting consumers for advertising based on their income and lifestyle characteristics. Households that share similar incomes and lifestyles tend to cluster geographically. Map 9 below shows the geographic distribution of these consumer lifestyle segments in the Eau Claire area and including the incorporation territory.

Map 9: Consumer Lifestyle Subsegments



Map 9 indicates that most of the incorporation territory is relatively homogeneous from a lifestyle perspective comprising subsegments A2 and A3 and distinct from the lifestyle segments in the City of Eau Claire. These segments are profiled below, and additional maps are located within Appendix E.

A2 Spacious Suburbs

Part of Comfortable Living

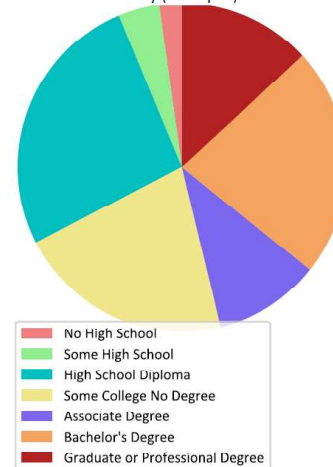
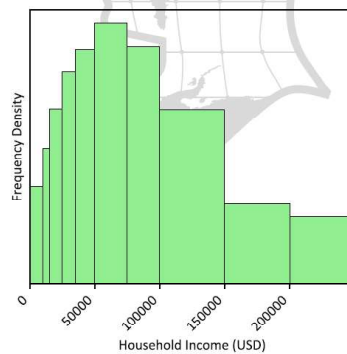
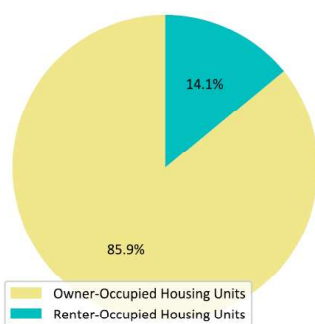


Consisting primarily of white families with income above the national average, these suburbs are considerably less populated than the rest of Comfortable Living. These areas are usually found between 30 minutes and an hour outside of cities in the Eastern United States.

Likely due to their sparse nature and relatively high income, car ownership is very high, with just over 91% of households owning vehicles and 81.1% of individuals driving to work. Despite their proximity to cities, most of the population maintains a shorter commute, with only 6.7% reporting commutes of over an hour.

Home ownership is high, with a vacancy rate of only 5.8%. Over 84.4% of these homes are single detached housing units. Diversity in Spacious Suburbs is quite low, with 90.9% of the population speaking English only and 83.9% identifying as white. These neighborhoods are similar to Agrarian Outbacks with regard to their population density, location, and demographics, but tend to consist of individuals with higher income.

Demographic	Value
Estimated Median Age	41
Estimated Median Home Value	\$242,912
Estimated Median Monthly Rent	\$944
Estimated Median HH Income	\$87,932
Mean HH Income	\$106,379
Total Population	25,006,654
Population Density (Per Sq mi)	1,718
Total Households	9,173,293
Household Density (Per Sq mi)	629



A3 High-Earning Families

Part of Comfortable Living

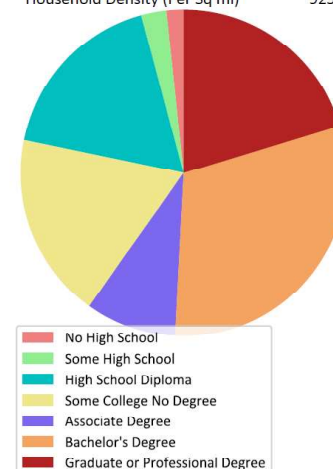
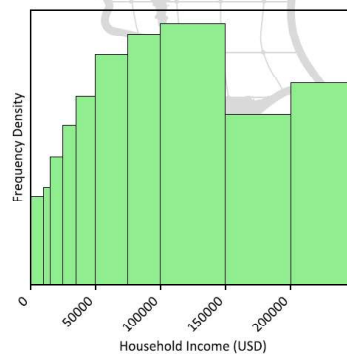
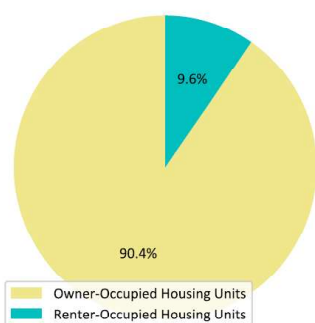


High-Earning Families boasts the highest mean and median income of the three Comfortable Living sub-segments, as well as a sizable percentage of households consisting of families with children 5 and up. These areas are clustered around cities, with a larger average family size and household size than their counterparts.

Individuals living in these neighborhoods are typically very well educated, with 50.8% of the population holding a bachelors degree or higher. Vehicle ownership is the highest of any subsegment, with 94.9% of households owning a vehicle. The poverty rate is understandably low, at only 2.2% of households, while the homes are quite large, with a high number of rooms per housing unit and an estimated median value of over \$350,000.

With its high median income, high percentage of home ownership, and family-oriented nature, High-Earning Families can be viewed as a slightly less wealthy version of the Opulent Homesteads subsegment, which is a part of Affluent Environments (F4).

Demographic	Value
Estimated Median Age	40
Estimated Median Home Value	\$350,441
Estimated Median Monthly Rent	\$1,164
Estimated Median HH Income	\$124,093
Mean HH Income	\$145,094
Total Population	29,551,679
Population Density (Per Sq mi)	2,886
Total Households	9,872,971
Household Density (Per Sq mi)	925



Public Services Within the Incorporation Territory

Law Enforcement

The Town of Washington currently contracts with the Eau Claire County Sheriff's Office for basic law enforcement services. The Town is currently negotiating with the County Sheriff for enhanced law enforcement services within the incorporation territory. See Appendix G for a copy of a draft Memorandum of Understanding.

The Eau Claire County Sheriff's Office divides the county into patrol areas. Washington is included in two patrol coverage areas: one west and one east of STH 93. At minimum staffing levels, both areas are staffed 24 hours per day along with a far eastern county area. During ideal staffing levels, Washington is a stand-alone coverage area.

Table 4: Law Enforcement Service Calls/Incidents

Top Twenty 2019 - 6/30/2024, Town of Washington						
Service Provided by Eau Claire County Sheriff's Office						
						Thru 6/30
Service Call/Incident Type	2019	2020	2021	2022	2023	2024
Crash - Property	181	107	134	127	138	69
Check Person	134	137	125	129	137	61
Assist Law Enforcement Agencies	107	84	97	102	115	56
911 Investigate	54	58	60	47	98	34
Information	58	68	72	76	80	20
Vehicle Assist	128	62	87	84	79	31
Check Vehicle	90	62	86	74	65	23
Traffic Hazard	86	65	68	72	56	47
Traffic Stop	33	27	38	77	52	21
Assist EMS	60	57	64	66	50	37
Disturbance - DC	26	29	22	34	43	21
Alarm - Burglar	59	53	58	61	40	12
Theft	27	53	69	39	39	9
Disturbance - Domestic	44	61	35	33	32	21
Parking Complaint	94	48	96	61	32	13
Injured Deer	23	18	29	27	30	6
Fraud	21	25	29	33	29	18
Juvenile Case	29	22	20	21	27	22
Warrant Pickup	19	10	14	16	26	9
Traffic - Complaint	42	31	25	15	23	7

Crime does not top the list of law enforcement service calls or incident responses. In the Town of Washington, protecting people and property, assisting with emergency response, providing information and maintaining public safety are the top activities engaged in by law enforcement provided by the Eau Claire County Sheriff's Office. While crime is present to a small degree, it does not affect the sense of personal safety that most Town residents experience.

Fire Protection

The Town of Washington currently contracts with the Township Fire Department, Inc (TFD). The Town has an agreement with TFD to provide fire protection services with the new village. See Appendix G for a copy of a draft Memorandum of Understanding.

The Township Fire Department is a corporation formed by five towns to provide mutual fire protection services. The members include the towns of Seymour, Washington, Union, Pleasant Valley and Brunswick. There are five stations – one in each town with the following equipment:

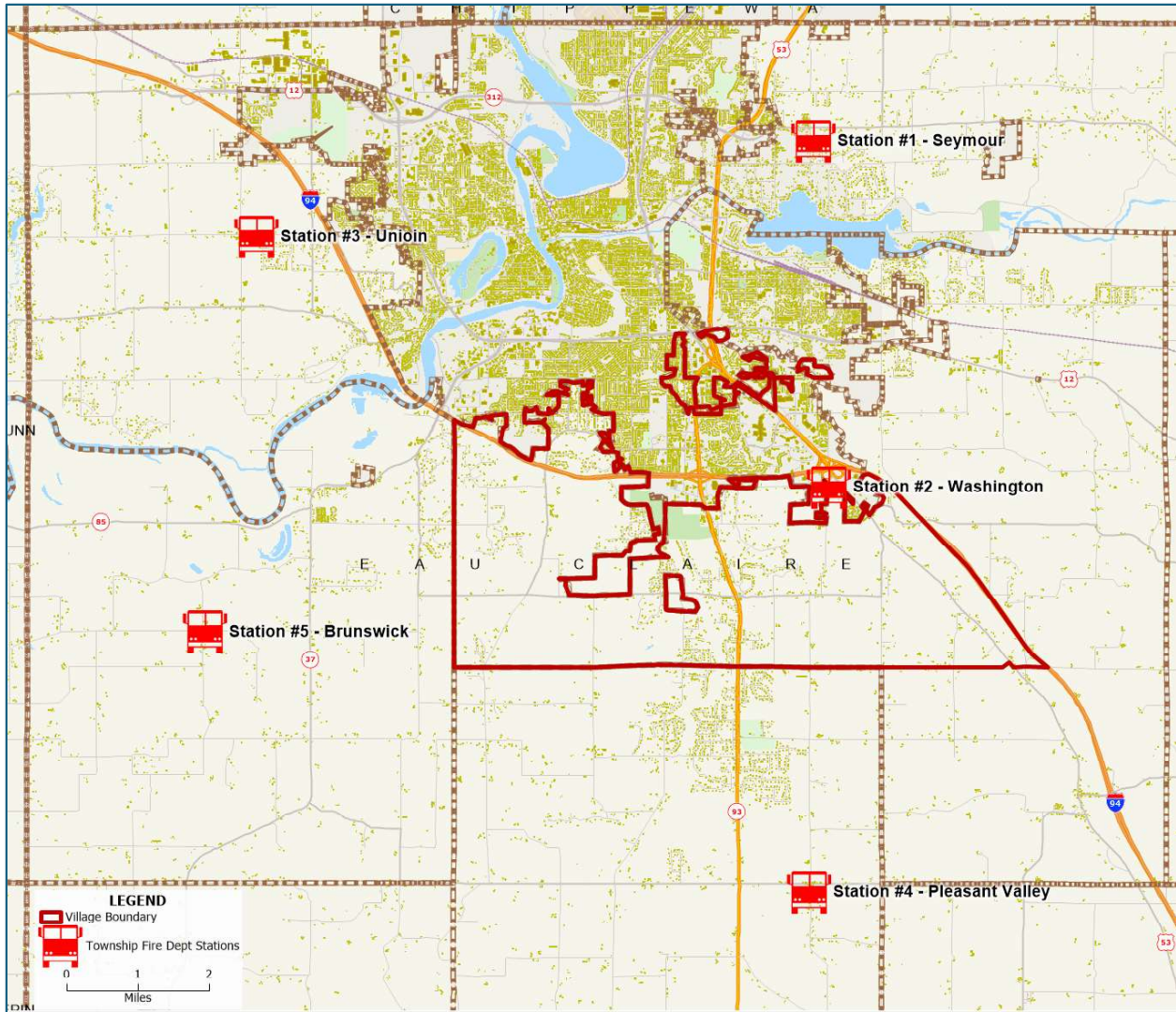
Table 5: Township Fire Departments

<p><u>Station 1 – Seymour</u> Engine 11 Tender 16 Special Rescue 15 Brush Truck 13 Special Rescue Boat</p>	<p><u>Station 2 – Washington</u> Engine 21 Engine 22 Tender 26 Tender 226 Special Rescue 25 Brush Truck 23 Special Rescue Boat</p>	<p><u>Station 3 – Union</u> Engine 31 Engine 32 Tender 36 Special Rescue 35 Brush Truck 33</p>
<p><u>Station 4 – Pleasant Valley</u> Engine 41 Tender 46 Special Rescue 45 Brush Truck 43 UTV Rescue</p>	<p><u>Station 5 – Brunswick</u> Engine 51 Tender 56 Special Rescue 55 Brush Truck 53</p>	

The Township Fire Department has an operating budget of approximately \$874,000 dollars. 61.8% of the budget is derived from contributions made by member towns on the basis of their proportionate share of equalized value within each town. The towns also contribute toward the capital needs of the company based on a proportionate share of the population. Other major sources of revenue include income from leasing tower space (14%), State of Wisconsin 2% insurance refund (13%) and state and federal grants (5.5%). The Town of Washington provides the largest member contribution representing 22% of the budget.

The 2024 budget resolution, 2023 income statement and balance sheet, amended articles of incorporation and amended bylaws are provided in Appendix I.

Map 10: Township Fire Department Stations



Source: Township Fire Department www.townshipfire.org

Public Facilities – Sewer, Water and Stormwater Management

The town has shown that well and septic development, even at relatively higher densities, are effective water treatment and water source options. Both the town and village plan to use on-site community wastewater treatment systems, which effectively treat wastewater where it is generated and recharge the groundwater for subdivisions greater than 20 units.

The town has successfully operated such a pilot system in the Trilogy subdivision for about two years, while Lake Hallie has used similar systems for much longer with positive results (see Appendix for system performance reports). By utilizing these systems instead of piping waste to a regional treatment plant that discharges into the Chippewa River, ending up in the Gulf of Mexico, this water treatment option recharges the aquifer from which the water came, and also appropriately responds to the rural transitional nature of the incorporation territory. This water treatment option recharges the aquifer from which the water came, and also appropriately responds to the rural transitional nature of the incorporation territory.

Eau Claire Urban Sewer Service Area

The northern portion of the proposed incorporation territory lies within the Eau Claire Sewer Service Area (SSA). In 2011 the Town of Washington and the City acknowledged in an Intergovernmental Agreement that the City has a role in ensuring that unincorporated land within the Urban Sewer Service Area is planned and developed in a compact and urban growth pattern to facilitate its anticipated annexation and connection to City public utility systems. This agreement was negotiated with a municipal partner who already had land use control over the entire area through its extraterritorial jurisdiction, which extends for 3 miles beyond Eau Claire's municipal boundary, encompassing nearly the entire incorporation territory. The agreement provided a means for largely Town regulated development outside of the SSA and bought time to protect the rest of the Town.

Since that agreement was made a little over ten years ago, 844 acres of land have been annexed by the City. These actions negatively affect the social cohesiveness and community identity of residents who have built their lives around the idea of living in a rural transition area where they can have larger lots, less density, and access to nature while still being part of a community with an identity separate from the City of Eau Claire and the development patterns necessitated by the cost of connecting to a centralized wastewater treatment system.

A total of 34% of the area (6.67 square miles out of 19.45 square miles) within the incorporation territory lies within the area allowed to be served by the Eau Claire sanitary sewer system. This equates to 1,524 out of 2,433 parcels in the proposed incorporation territory. This is land that, if connected to Eau Claire urban services would require such development densities as to significantly change the character of the community that has already developed there.

Storm Water Management

The Town of Washington is part of a consortia of municipalities in west central Wisconsin called Rain to Rivers a partnership between several local and county governments who are all required to have state permits to regulate storm water. Rain to Rivers also receives support and assistance from UW-Extension, and the Wisconsin Department of Natural Resources. Rain to Rivers facilitates the coordination of information and education programs among the different members. A cooperative agreement is in place between members that identifies the scope of the group's tasks and responsibilities.

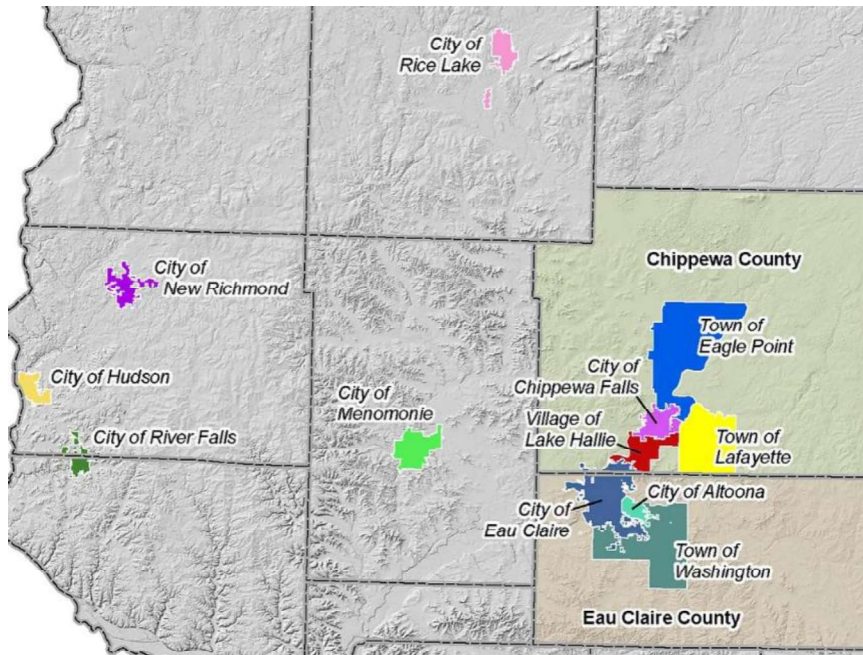
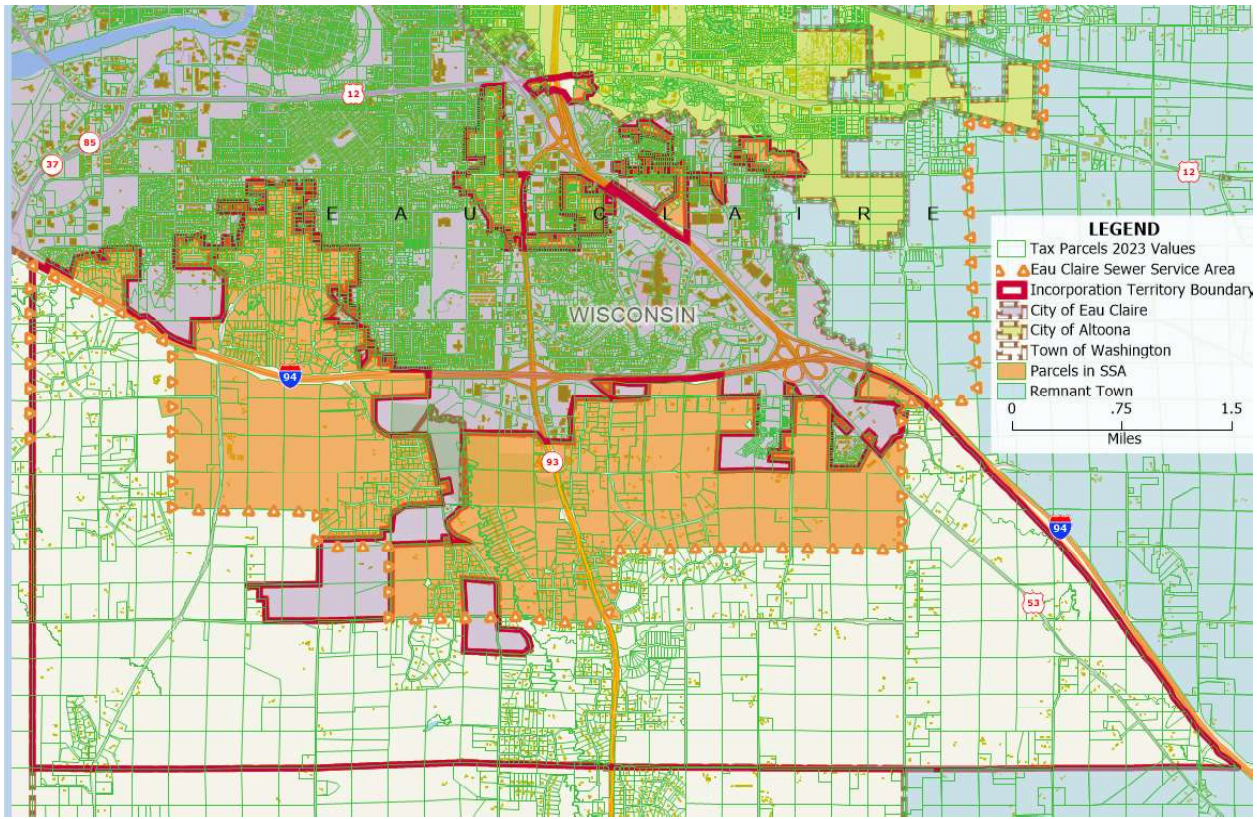


Figure 3: Local governments belonging to the Rain to Rivers regional partnership.

Stormwater management facilities are required for any land development proposal. For all residential developments in the Town, the developer is responsible for the routine and extraordinary inspection, maintenance, and repair of the storm water management practice(s) and drainage easements for 5 years after the Storm Water Permit termination from Eau Claire County

After 5 years post Storm Water Permit termination by Eau Claire County, the Town of Washington is responsible to perform inspection, maintenance, and repair of the storm water management practices and drainage easements. The cost of inspection, maintenance and repair by the Town is the responsibility of the titleholder(s) and shall be levied against lots as a special charge. A list of the existing stormwater management facilities is located in Appendix D.

Map 11: Incorporation Territory Parcels Within the Eau Claire Sewer Service Area



The Town of Washington is committed to providing a range of density options to serve the lifestyle choices desired by residents within the metropolitan community while generally protecting the unique character of the community even as population grows. The Town has demonstrated that well and septic development – even at relatively higher densities can be accomplished safely without contaminating water supplies. Inspection of septic systems is required every 3 years.

For larger subdivisions greater than 20 housing units, the Town requires community wastewater treatment systems which provide for the effective treatment of wastewater and the recharging of the aquifer. These systems are being considered for incentives by the new Village of Washington to support a variety of densities throughout the new Village.

New subdivisions are also required to dedicate a 10' utility easement on each side of each street. The map below shows the areas that have already made this dedication.

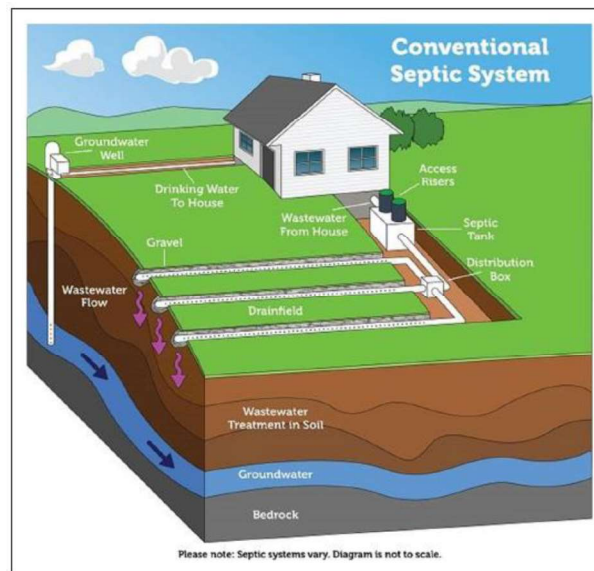
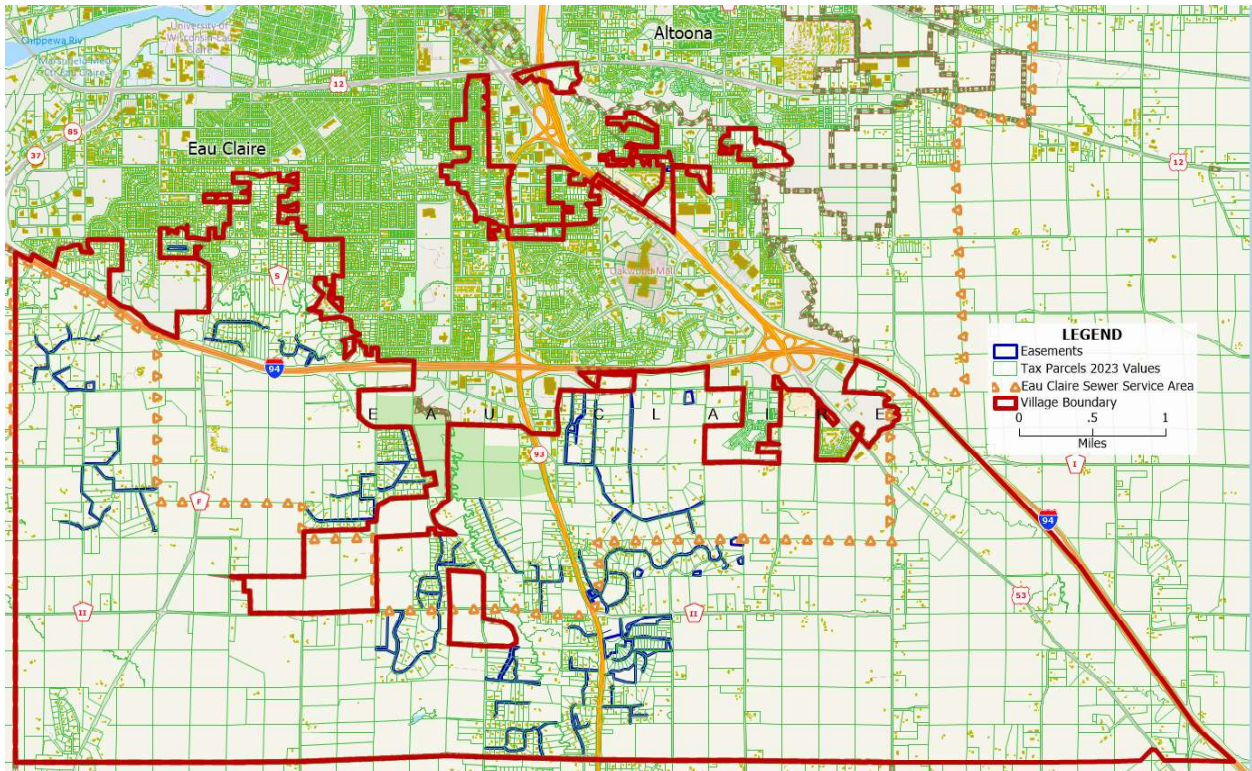


Figure 4: Diagram of a conventional septic system. Source: U.S. Environmental Protection Agency.

Map 12: of Subdivisions with Utility Easements



Community wastewater treatment systems are a proven safe and effective method to treat wastewater on-site and replenish area resources.

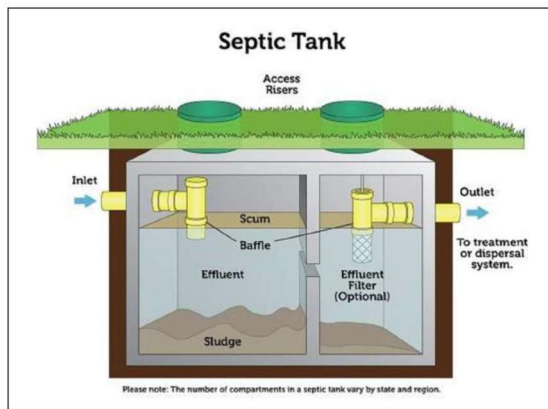


Figure 6: A conventional septic system relies on a septic tank to settle and filter solids before releasing still-contaminated effluent to the soil for microbial treatment.

One type of community system that is being used in both the Town of Washington and the Village of Lake Hallie is a Fixed Activated Sludge Treatment (FAST) system that fully treats the effluent within the septic tank and discharges clean water to the environment.

Conventional septic systems have traditionally cost between \$2,000 - \$5,000 per single-family home to install in the Mid-West. However, with higher material and labor costs recently, system costs in the \$4,000 - \$12,000 range are not uncommon.

The cost of FAST systems can cost between \$15,000 and \$20,000 to install. In addition to the initial expense, there are also monthly costs to maintain the system properly and to provide for future component replacements. These costs are estimated at about \$80/month per household.

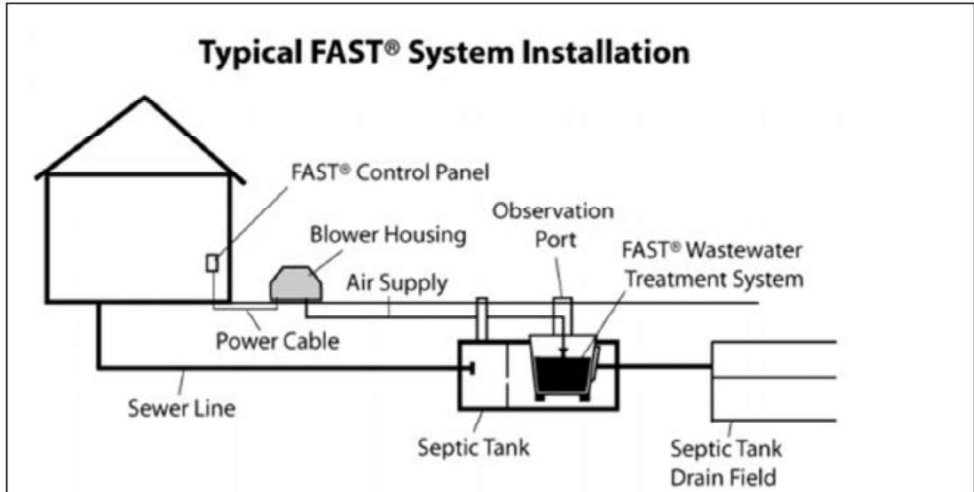


Figure 4: A FAST wastewater treatment system processes and treats the wastewater to clean it before the effluent is released to the ground.

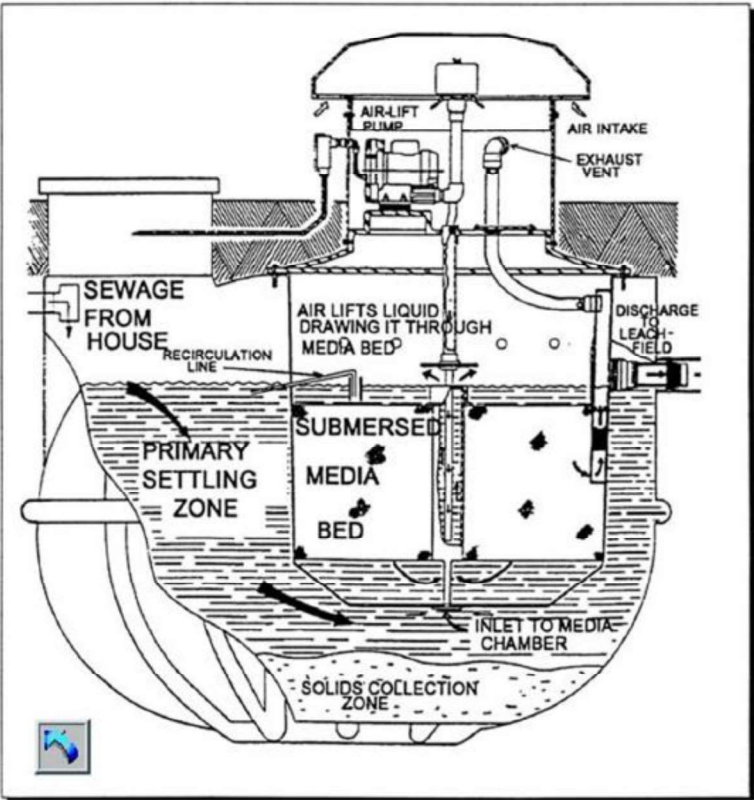
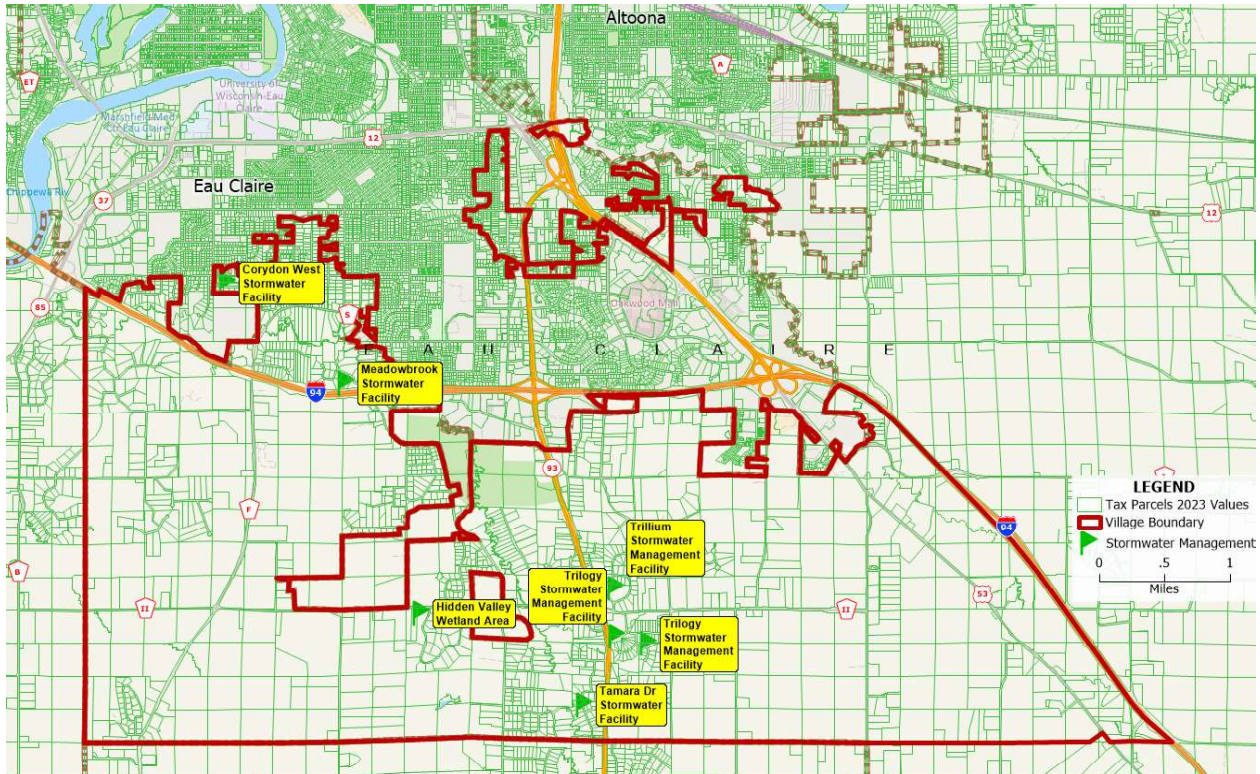


Figure 5: A fixed activated sludge treatment - FAST system treats water with microbes contained in activated sludge and energized by a continuous flow of air.

The Town worked with the developer of the Trilogy subdivision to allow a FAST community wastewater treatment system to be installed in 2022. The performance of the system is being monitored by the Town. The system is performing well as evidenced by the system inspection reports included in Appendix K.

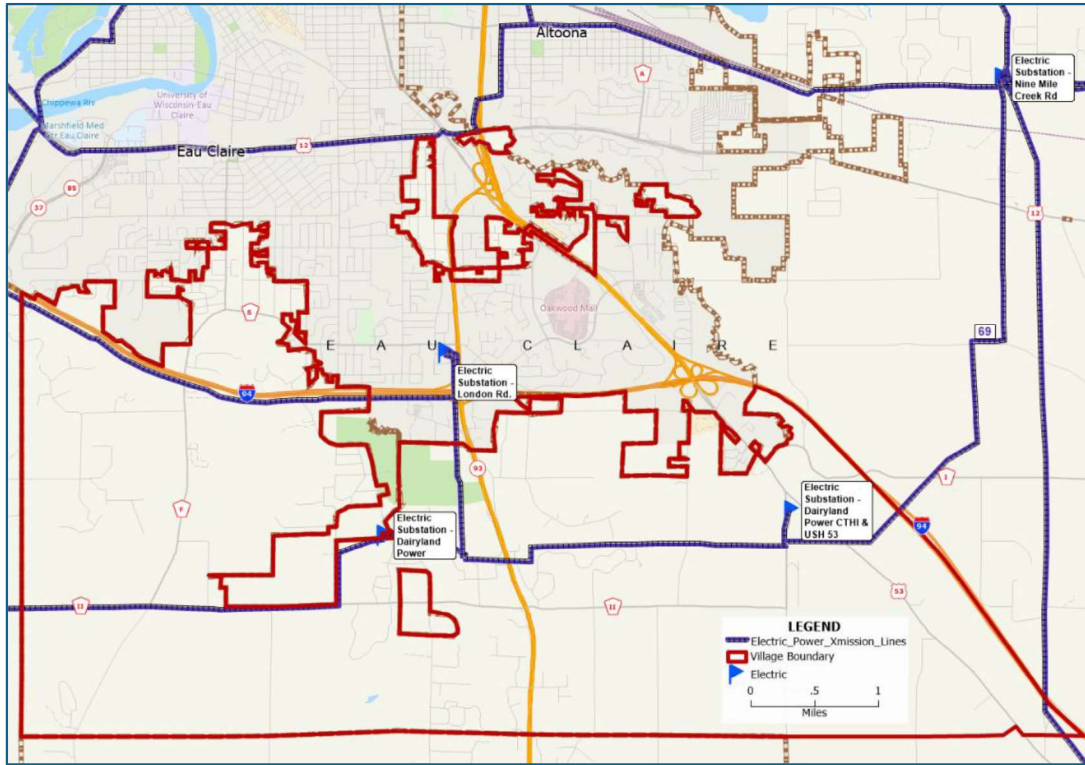
Stormwater Management Facilities, Electric Transmission and Communications

Map 13: Showing stormwater management facilities in the incorporation territory.



Several 69 kilovolt (kV) power lines providing electric power to the southern part of the Eau Claire region cross the incorporation territory connecting substations as shown on the map below.

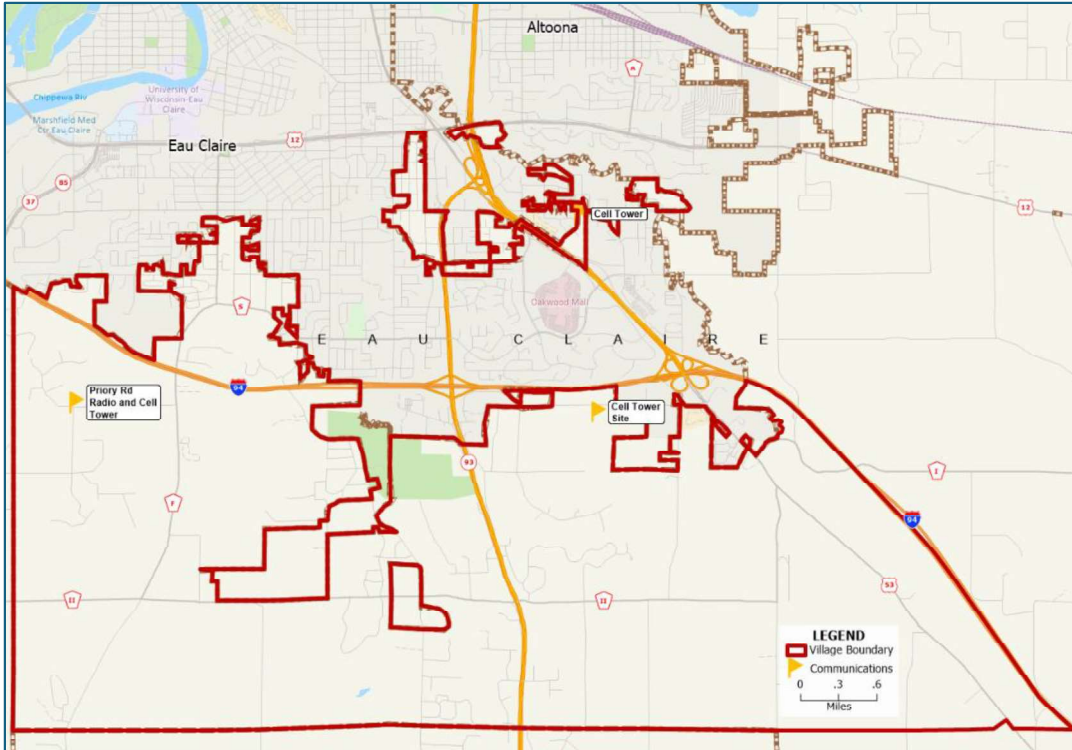
Map 14: Electric Distribution power lines and substations within incorporation territory



Communication - Broadband

Access to high-speed internet is vital for all residents of Washington and the surrounding area. The Town of Washington collaborated with Charter Communications, the Town of Pleasant Valley, and Eau Claire County to apply for the WI Public Service Commission 2022 Broadband Expansion Grant to secure high-speed internet for unserved and underserved areas within the Town of Washington. The Towns and County committed \$392,400, Marshfield Clinic contributed \$10,000; and Charter committed to fund 72% of the project cost. In 2023, Charter began the field work for this project, which is slated to be completed in 2025 and will ensure all households in Washington have access to broadband services.

Map 15: Communications facilities in the incorporation territory.



Transportation

The transportation system of the Town of Washington consists of a network of state, county, and town roads connected to the adjacent interstate highway system. Thanks to its strategic location at the intersection of I-94 and STH 53, Washington experiences a significant daily influx of vehicle traffic. This high volume has attracted numerous businesses to the corridor, providing shopping opportunities for both travelers and residents of the Eau Claire metropolitan area – the largest shopping mall in the metro area is here, Oakwood Mall.

Map 15 shows the major transportation facilities in the town. Specifically, these are:

- Interstate Highway (I) 94
- United States Highway (USH) 12
- State Highway (STH) 93
- State Highway (STH) 53
- County Highways – CTH S, CTH F, CTH II, CTH I
- Town Roads

Usage of the road network is measured with traffic counts. Traffic counts are reported as the number of vehicles expected to pass a given location on an average day of the year, a value known as the "annual average daily traffic" (AADT). The AADT is calculated based on a short-duration traffic count, usually conducted over 48 hours at the location. In the Town of Washington, the AADT provides crucial insights into traffic patterns, which in turn affect road budgets, travel time and local economic development. High AADT values can indicate robust economic activity and accessibility, attracting businesses and enhancing commercial prospects. I-94 is a physical boundary to the proposed Village on the east and has an estimated 22,700 average daily car trips.

Washington has 132.89 miles of county and town roads; 34.18 miles of county roads and 98.71 miles of town-maintained roads. The town road network accounts for 1,350 traffic signs, 1

bridge, and 335 culverts. Town roads within the incorporation territory will be transferred to the new Village and will continue to function as it currently does, ensuring accessibility within the proposed boundaries remains unchanged. The connections between local, county, and federal roads create robust regional connectivity, facilitating daily commutes and efficient travel for residents and visitors alike.

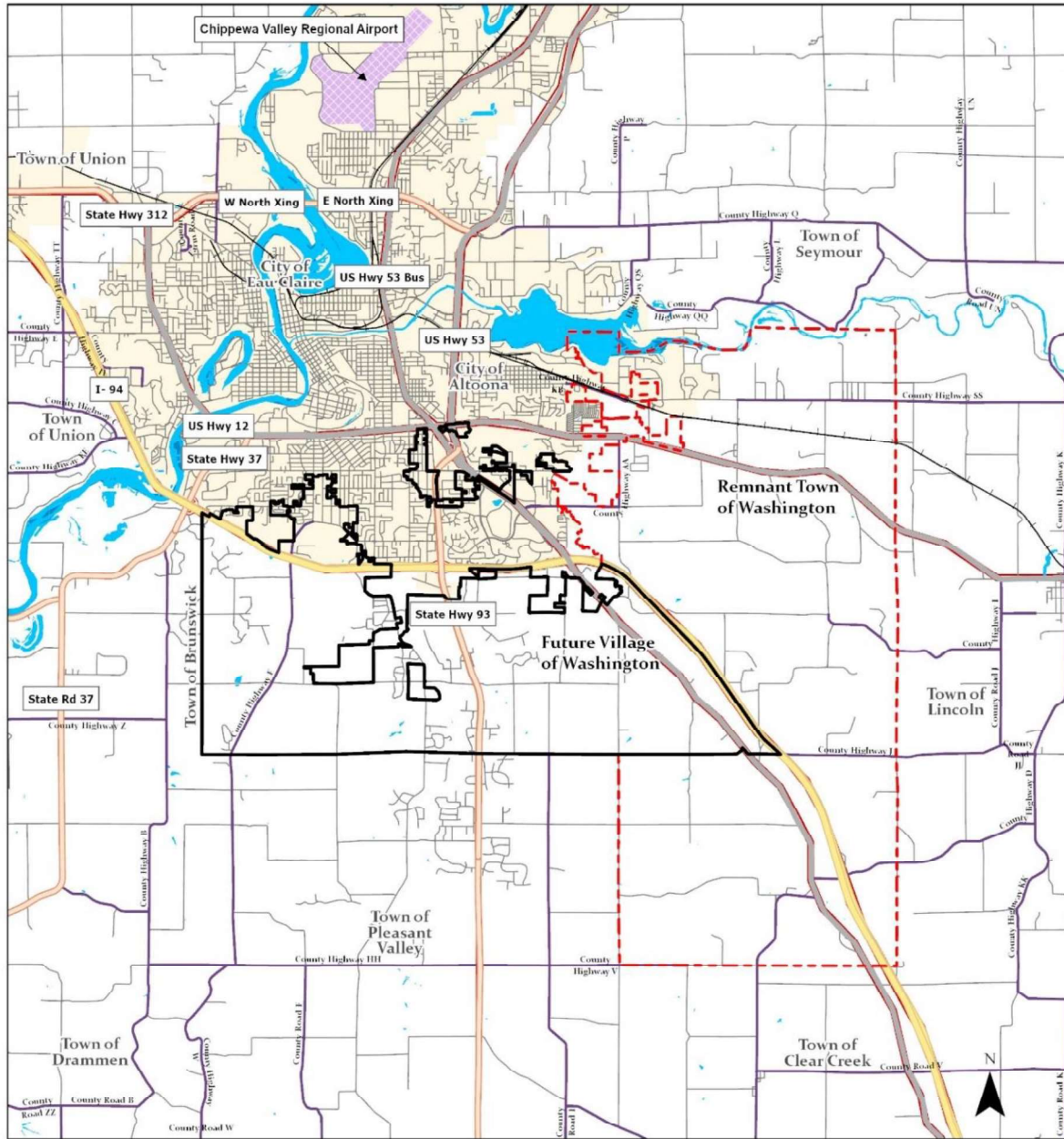
The drive-time rings map on the following page indicates that a resident of the incorporation territory can access both the cities of Eau Claire and Altoona within 10 minutes and the entire metro area including downtown Chippewa Falls within a 20-minute drive.

The town islands are served by bus service from the City of Eau Claire. The bus stops are documented within Map 16 below.

Transportation facilities do not fragment the incorporation territory, or present psychological or social barriers for residents because enough streets cross these major facilities to allow residents to move throughout the town. On the contrary, the road network within the incorporation territory serves to efficiently connect residents to one another and the greater metropolitan region and beyond.

The Town is also encouraging bicycle and pedestrian path connections from subdivisions to the regional trail network, including the regional trail that parallels STH 93.

Map 16: Transportation



Proposed Village & Remnant Town of Transportation

August 20, 2024

Legend

- Future Village Boundary
- Remnant Town Boundary
- Railroads
- Airport Runway

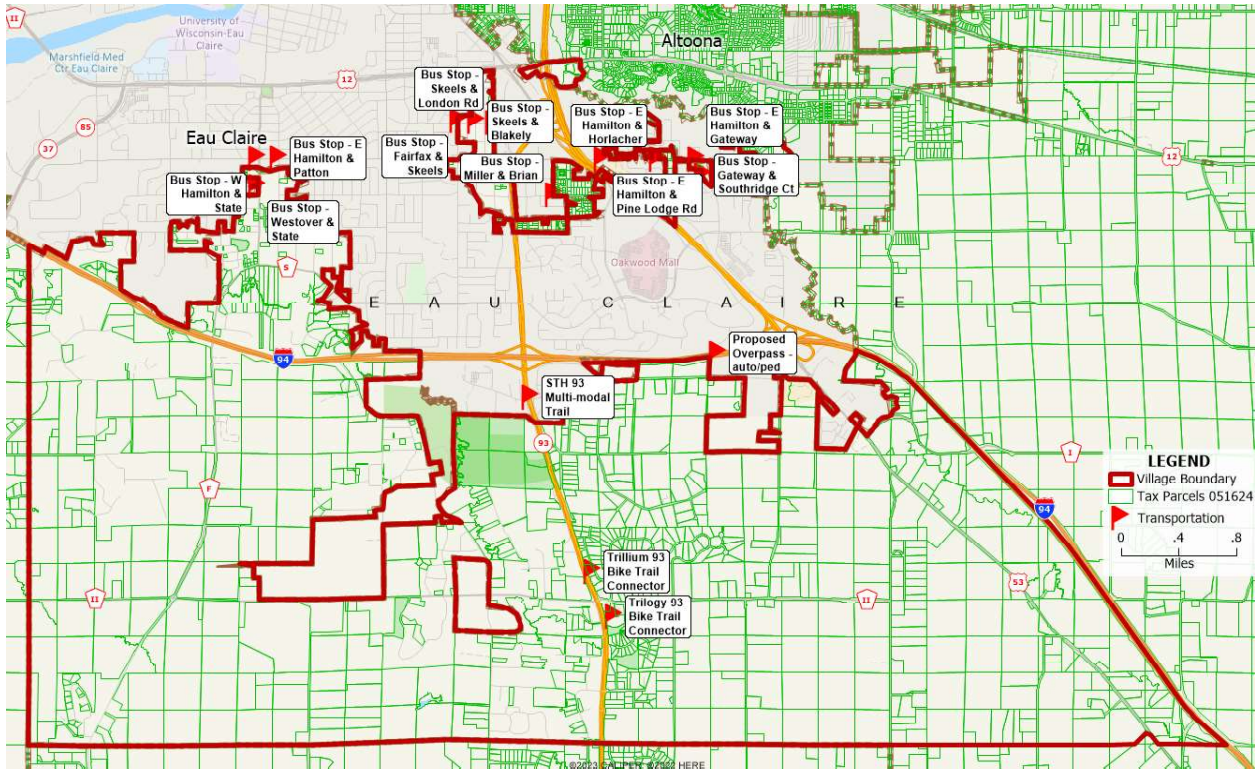


0 1 2 4 Miles



Sources: Eau Claire County, Town of Washington, Wisconsin DNR, Wisconsin DOA, Wisconsin Dept of Public Instruction, Becker Professional Services

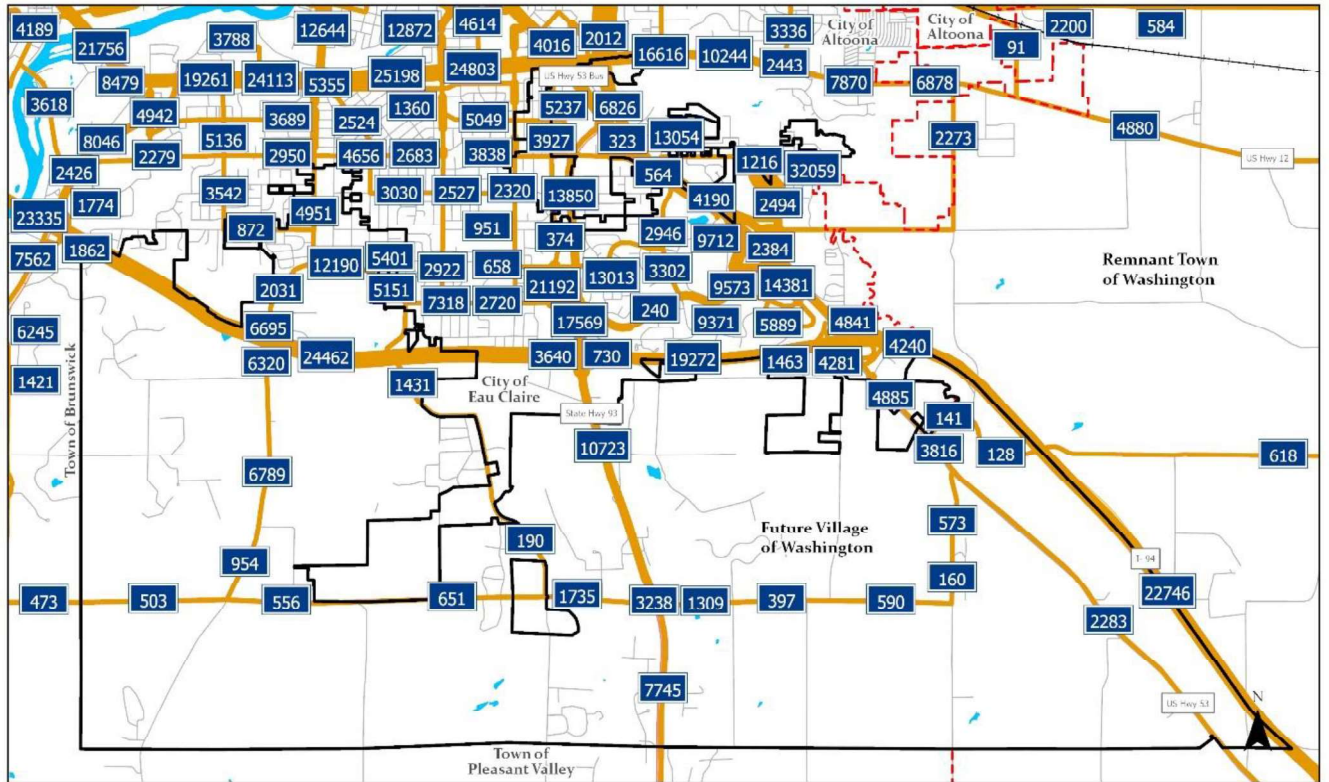
Map 17: Other Transportation Facilities – Bus stops and bicycle



Other Transportation Facilities

- Proposed I-94 Overpass - auto/ped
- Bus Stop - Westover & State
- Bus Stop - Fairfax & Skeels
- Bus Stop - Skeels & Blakely
- Bus Stop - Skeels & London Rd
- Bus Stop - Miller & Brian
- Bus Stop - E Hamilton & Hortlacher
- Bus Stop - E Hamilton & Pine Lodge Rd
- Bus Stop - E Hamilton & Gateway
- Bus Stop - Gateway & Southridge Ct
- Bus Stop - Westover & Ellis
- Bus Stop - W Hamilton & State
- Bus Stop - E Hamilton & Patton
- STH 93 Multi-modal Trail
- Trilogy 93 Bike Trail Connector
- Trillium Estate 93 Bike Trail Connectors

Map 18: Traffic Counts



Proposed Village of Washington
Annual Average Daily Traffic Counts

August 22, 2024



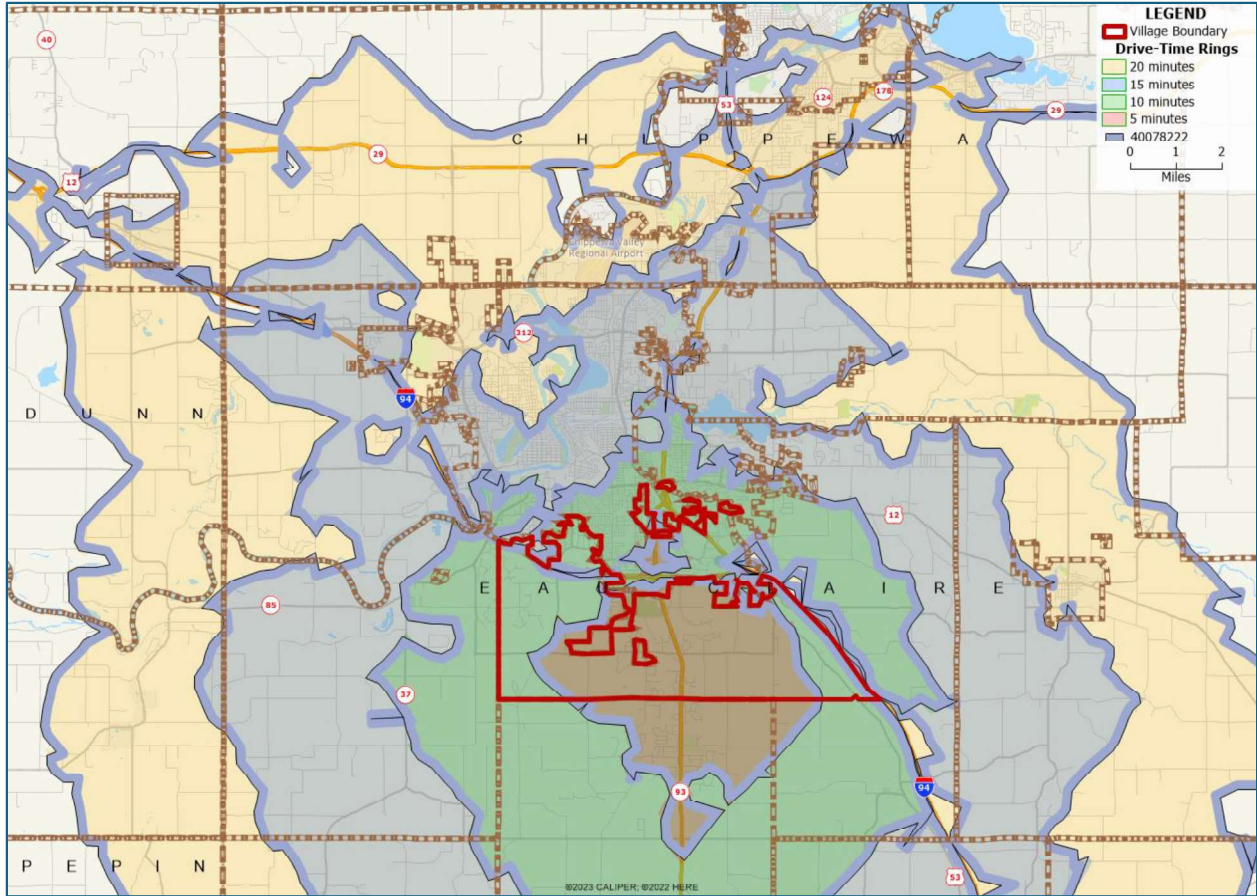
Legend

Future Village Boundary	Annual Traffic	15987 - 23972
Remnant Town Boundary	12 - 7999	23973 - 31959
	8000 - 15986	31960 - 39946



Sources: Eau Claire County, Town of Washington, Wisconsin DNR, Wisconsin DOA, Becker Professional Services

Map 19: Drive time rings from the intersection of STH 93 and CTH II in the heart of the proposed incorporation territory



Note that a 10-minute drive provides access to nearly all of Eau Claire and it only takes 20 minutes to get to downtown Chippewa Falls.

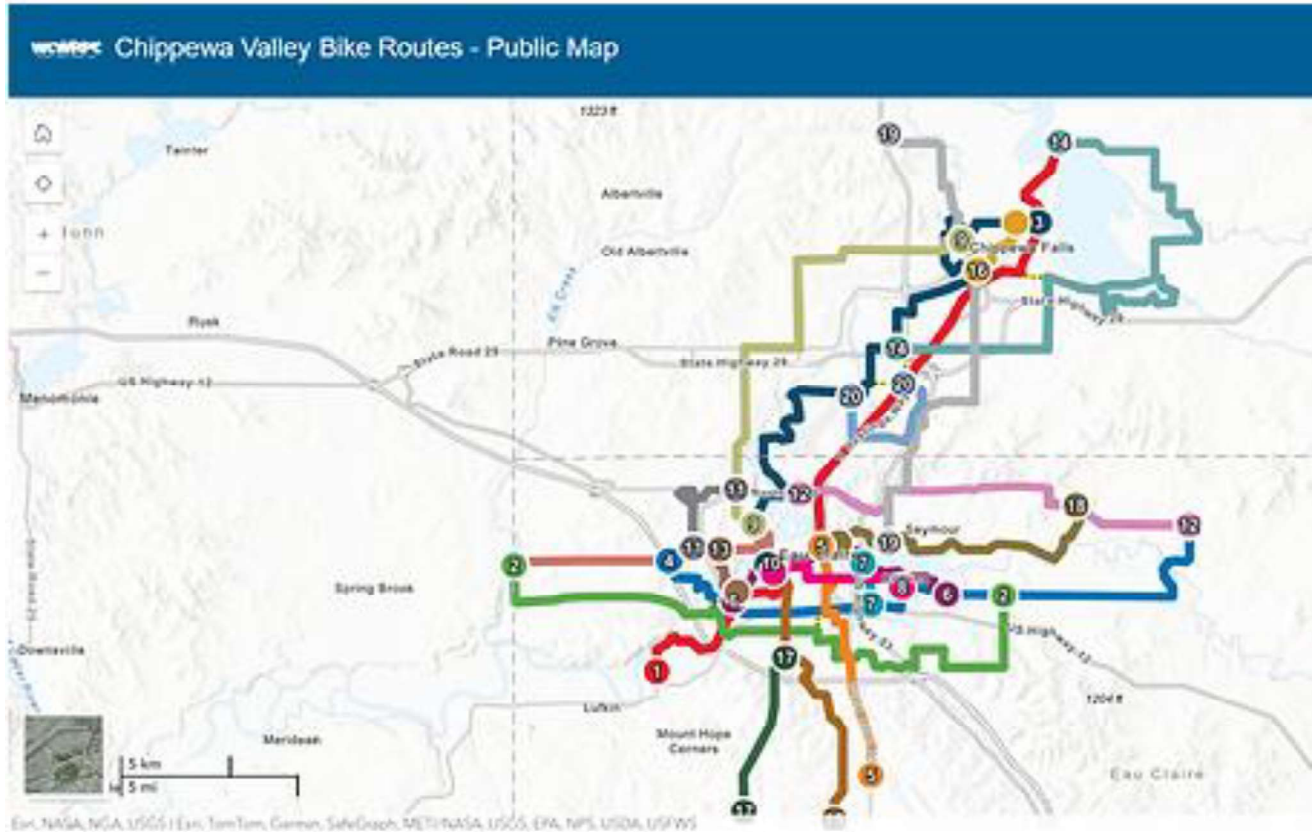
Pedestrian and Bicycle

Walkers and bikers currently utilize the Town's existing roadways and 3 off-road trails. The off-road trails run along STH 93 from the City of Eau Claire to Walnut Rd with connections to trails in the Trillium Estates Subdivision and the Trilogy Subdivision. On quiet country roads, including town roads and many county trunk highways, minimal improvements are needed to create excellent bicycling routes. Very low-volume rural roads (those with ADTs below 700) rarely require special provisions like paved shoulders for bicyclists. State trunk highways and some county trunk highways, which tend to have more traffic and a higher percentage of trucks, may benefit from the addition of paved shoulders. Paved shoulders should also be seriously considered in areas where low-volume town roads are experiencing new suburban development. All new subdivisions within the proposed Village are required to have connections to nearby bike paths. This is an example of Washington staying connected to the metropolitan area in proximity to trails regionally. The incorporation territory is also mapped to be part of the regional bike network that is to be developed over the next few decades.

Washington is also a part of the Chippewa Valley Bike Routes. The regional 20-route system totals 211 miles and uses color-coded and numbered signage to help bicyclists navigate the designated routes throughout the Chippewa Valley. Users may select any line within the map to identify the route number and there are also numbered end points to highlight the extent of each

route. Users also have the ability to click the My Location widget to see their location within the map while using a mobile device as you travel and utilize the system of routes.

Map 20: Chippewa Valley Bike Routes



Schools

Public Schools

The proposed incorporation map reveals that all students will be situated at the heart of the Eau Claire school district. As of 2023-2024 counts, there were 10,866 students enrolled in the Eau Claire School District. School districts play a role in forming community social structures and impact people's decisions on where to reside. The proposed boundaries display uniformity and

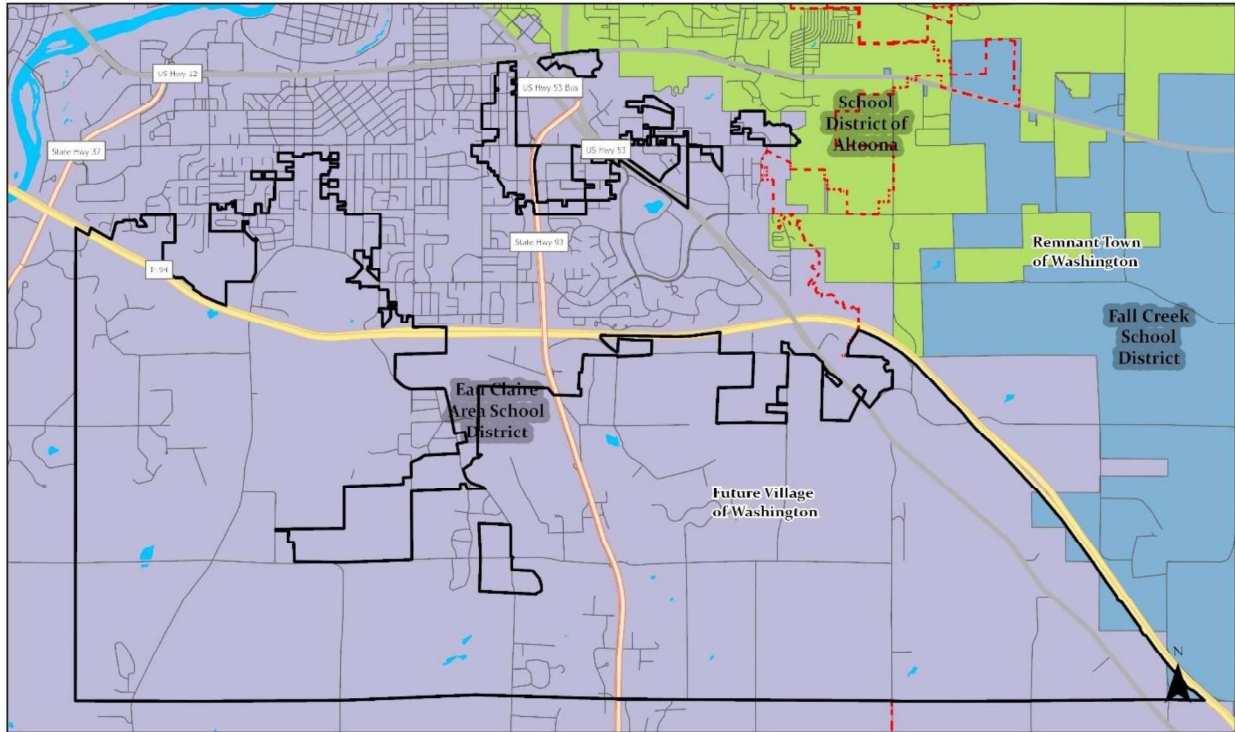
compactness. This continuity helps build a sense of unity and belonging among students and their families. Students located within the proposed incorporation boundary will attend either Robbins Elementary or Meadowview Elementary and all would attend South Middle School and Memorial High School. By keeping consistent school district boundaries, children from both new developments and long-established neighborhoods attend the same schools, participate in the same activities, and form friendships that cross geographic and social lines. This helps to break down barriers and create a more integrated and harmonious community. Map 21 depicts the school districts for the proposed Village and remnant town of Washington as well as the boundary communities.

Eau Claire School District

Elementary Schools

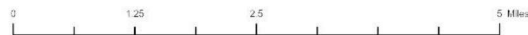
Chippewa Valley Montessori Charter School
Flynn Elementary
Lakeshore Elementary
Locust Lane Elementary
Longfellow Elementary
Manz Elementary
Meadowview Elementary
Northwoods Elementary
Putnam Heights Elementary
Robbins Elementary
Roosevelt Elementary
Sam Davey Elementary
Sherman Elementary
DeLong Middle School
Memorial High School
McKinley Charter School
NorthStar Middle School
North High School
South Middle School
Eau Claire Virtual School

Map 21: School Districts



Proposed Village of Washington School Districts

August 2, 2024



Legend

- Future Village Boundary
- Remnant Town Boundary
- Eau Claire Area School District
- Fall Creek School District
- School District of Altoona



Sources: Eau Claire County, Town of Washington, Wisconsin DNR, Wisconsin DOA, Becker Professional Services

Private Schools

UW Eau Claire Children's Nature Academy

The Children's Nature Academy is a five-star NECPA accredited program serving the students, faculty and staff at the University of Wisconsin- Eau Claire and the Chippewa Valley community. The center has been in the Town of Washington at 1190 Priory Road since 2012. Hours of operation are 7:00 AM to 5:30 PM, Monday- Friday.

The Academy enrolls children of university students, faculty, and staff, as well as from the community. UWEC students receive priority enrollment. They register children wanting 4K with extended care while your school district registers children wanting only 4K. The Academy serves also as a childcare facility for children 6 weeks old – 12 years old.

Due to the rural setting in the Town, the UW-Eau Claire Children’s Nature Academy, the bond between indoors and out flows naturally. Children are immersed in a learning experience where nature meets development to support each child.

Land Use

Land use in the Town of Washington is regulated by Eau Claire County and the Town of Washington. The City of Eau Claire regulates land use with its extraterritorial land division ordinance because its ten-acre minimum lot size requirements limit development of property within the Town.

Eau Claire County Title 18 Land Use and Development Ordinance

The Eau Claire County Land Use and Development Ordinance includes the following:

ZONING DISTRICTS

- 18.10 Generally
- 18.11 Districts Established
- 18.12 Zoning Map
- 18.13 Agricultural Preservation (A-P)
- 18.14 Agriculture-Residential (A-1)
- 18.15 Agriculture-Residential (A-2)
- 18.16 Agricultural (A-3)
- 18.17 Floating Agricultural-Residential (A-R)
- 18.18 Agriculture Conservation-Residential (AC-R)
- 18.19 Rural Homes (RH)
- 18.20 Residential Large Lot (R-L)
- 18.21 Residential Single-Family (R-1)
- 18.22 Residential Two-Family (R-2)
- 18.23 Residential Multi-Family (R-3)
- 18.24 Commercial Neighborhood (C-1)
- 18.25 Commercial General (C-2)
- 18.26 Commercial Highway (C-3)
- 18.27 Light Industrial (I-L)
- 18.28 Industrial-Heavy (I-H)
- 18.29 Forestry Exclusive (F-1)
- 18.30 Forestry Limited (F-2)
- 18.31 Planned Unit Development (PUD)
- 18.32 Nonmetallic Mining Overlay
- 18.33 Use Table

USE REGULATIONS

- 18.40 Generally
- 18.41 Accessory Uses & Structures
- 18.42 Adult Establishments
- 18.43 Camping Units
- 18.44 Essential Services
- 18.45 Hazardous Waste Handling, Storage, & Disposal Facilities
- 18.46 Home Occupations, Home Businesses, & Cottage Industries
- 18.47 Housing
- 18.48 Manufactured Home Communities
- 18.49 Nonmetallic Mineral Extraction
- 18.50 Non-Commercial Raising of Animals & Birds
- 18.51 Recycling & Municipal Waste Drop-Off Stations, Resource Recovery Facilities, & Resource Recovery Processing Facilities
- 18.52 Short-Term Rentals
- 18.53 Telecommunications Facilities
- 18.54 Temporary Structures and Uses

- 18.55 Wind Energy Systems
- 18.56 Solar Energy Systems
- DEVELOPMENT STANDARDS
- 18.70 General Provisions
- 18.71 Access Management & Driveways
- 18.72 Building Height
- 18.73 Fences & Screening
- 18.74 Landscaping & Tree Preservation
- 18.75 Lot Development
- 18.76 Outdoor Lighting
- 18.77 Parking & Loading
- 18.78 Signs
- 18.79 Sound
- SUBDIVISION REGULATIONS
- 18.85 General Provisions
- 18.86 Procedures
- 18.87 Design & Construction Standards
- 18.88 Conservation Subdivision
- 18.89 Required Improvements
- 18.90 Definitions
- NONCONFORMITIES & VESTED RIGHTS
- 18.131 Generally
- 18.132 Nonconforming Uses
- 18.133 Nonconforming Lots
- 18.134 Nonconforming Structures
- 18.135 Nonconforming Site Improvements
- 18.136 Applications and Projects in Progress
- OVERLAY DISTRICTS
- 18.180 Airport Overlay (A-O)
- 18.200 Floodplain Overlay (F-O)
- 18.230 Groundwater Overlay (G-O)
- 18.250 Nonmetallic Mineral Mine Reclamation (M-O)
- 18.260 Shoreland Overlay (S-O)

Extraterritorial Jurisdiction (ETJ) Area Land Use Plan

Additionally, the Town of Washington is regulated by an ETJ Area Land Use Plan, for land use and land division policies within the City of Eau Claire’s Extraterritorial Jurisdiction (ETJ), which covers all but the southeastern most corner of the incorporation territory.

For parcels within the Town of Washington and within the City’s sewer service area (“SSA”), the following land division standards apply:

- a. Residential land divisions: **one single-family lot per ten acres.**
- b. Each lot shall have a legal on-site sewerage treatment system and private water well.
- c. Building sites shall be located to have minimum impact to environmentally sensitive areas and on land less suited for agriculture.
- d. The remaining undeveloped area of the parcel shall require a conservation easement or other form of protection precluding further development until urban services can be provided.

e. The lot layout for the parcel shall provide for efficient subdivision for future higher densities.

f. The following exemptions apply

a. Infill lots that meet certain criteria.

b. **Lots served by a sewer connected to a common wastewater treatment system** approved by the State of Wisconsin. Such lots must meet City of Eau Claire standards and be part of a **cooperative boundary agreement** requiring current and future owners to annex to the City of Eau Claire at the time that any adjoining contiguous parcel is annexed.

c. **Lots are in an area subject to a Cooperative Boundary Agreement** between the Town of Washington and the City of Eau Claire that expressly permits land divisions at densities greater than one single-family lot per 10 acres.

Outside the SSA, but within the extra-territorial jurisdiction the following policies apply:

a. Residential land division density

i. Rural Residential (RR) and Rural Transition (RT) areas: **1 dwelling unit/2 acres**.

ii. Rural Preservation (RP) and Rural Transition (RT) areas: **1 dwelling unit/5 acres**.

b. Exceptions:

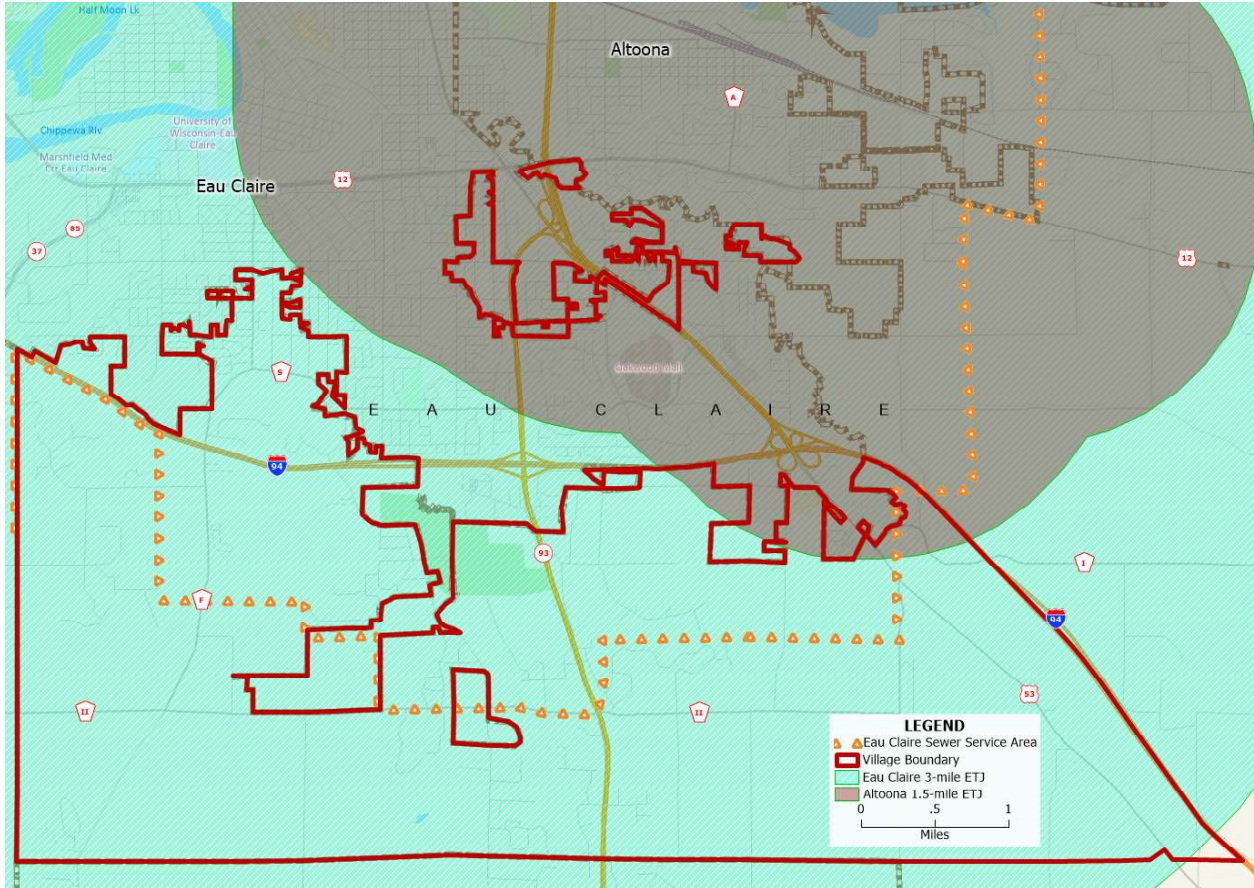
i. Infill lots previously subdivided.

ii. Conservation subdivisions in RP and RT areas may have up to **1 single-family lot/5 acres** of potentially developable land and minimum lot size of 1 acre.

iii. Conservation subdivisions in RR and RRC (Cluster) shall have a minimum lot size of **1 acre and at least 40%** of the potentially developable land within the parent parcel shall be placed under a conservation easement or comparable protection.

iv. Lots in areas subject to an intergovernmental agreement or cooperative boundary agreement.

Map 22: Extraterritorial jurisdictions impacting the incorporation territory. The City of Eau Claire covers all but the very far southeast corner.



Town of Washington Land Use Subdivision Code

The Town of Washington has a Land Use Subdivision Code to regulate subdivisions and plats within the Town. This code complements the Eau Claire County Code, promotes the public health, safety and general welfare, furthers the orderly layout and use of land, facilitates adequate provision for transportation, recreation, sewerage, and other requirements, provides for proper ingress and egress, insures proper legal description and proper monumenting of subdivided land, and facilitates the subdivision of larger tracts into smaller parcels of land.

Comprehensive Plan

The Comprehensive Plan is the locally produced policy document that describes a municipality's goals and objectives as they relate to development policies. All other local policy documents and decisions having land use impacts are required to be consistent with the comprehensive plan. Comprehensive plans must be updated every ten years. Below is a summary of relevant goals and objectives from the Town's Comprehensive Plan, last updated in 2018. The new Village will use the current Town comprehensive plan as its guide until it is able to prepare a comprehensive plan of its own reflecting the unique character of the incorporation territory.

1. Vision Statement:

"The Town of Washington is... **Predominantly rural community** with a mix of residential and commercial development, active agricultural lands, forests and rolling hillsides."

"The Town of Washington is a desirable place to live because of its natural beauty, **excellent services, and well-maintained transportation network** for vehicles, cyclists and pedestrians. The community values its proximity to regional employment, cultural, entertainment opportunities and services, while striving to preserve its rural character."

"Town leaders continue to work with area cities, towns, villages and Eau Claire County to manage development and the delivery of services..."

2. General Goals:

"Preserve and enhance the **quality of life for the residents** of the Town of Washington."

3. Housing Goal:

"Plan for safe, **affordable housing** to meet existing and forecasted housing demands."

Incentives for affordable single-family homes, encourage development of multi-family near urbanized areas, support programs that maintain or rehab the housing stock.

"Plan for housing types and densities that reinforce the **rural character** of the Town."

*Single-family residences the preferred housing type, control **residential density and site design** rather than lot size – cluster development, manage residential development to prevent land use conflicts, lower residential densities near agricultural and environmentally sensitive lands to minimize land use conflicts and retain the rural character of the Town.*

4. Energy, Utilities & Community Facilities Goal:

"Maintain **high quality services**, utilities and facilities."

Ensure public facilities meet the needs of Town residents, protect public health, minimize disruption to the natural environment and reinforce the rural character of the Town, manage density and minimum lot size for replacement of on-site sewage systems, residential subdivisions will dedicate land or fees for public parks, recreation and open space, maintain and improve access to special needs facilities for Town residents, maintain adequate provision of emergency services, developer agreements or fees may be imposed on new development.

5. Agricultural, Natural and Cultural Resources

"Reinforce the Town's **rural character** by **preserving agricultural land**, farm operations, sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources"

“Minimize land use conflicts between farm and non-farm uses, as well as between farms.”

6. Economic Development

“Maintain a predominantly **agricultural-based economy** within the Town.”

7. Land Use

“Ensure a **desirable balance and distribution of land uses** is achieved which reinforces the **Town’s character and sense of place.**”

“Balance land use regulations and individual property rights with community interests.”

Future land use map and amendments, planned unit development, conservation subdivision, purchase of development rights, transfer of development rights.

8. Community Design Principles

“Ensure high quality site and building designs within the community to uphold property values and reinforce the **character of the Town.**”

As a village, Washington would gain autonomy over its zoning and land use regulations, removing it from County control. This became particularly contentious in 2022, when the Town Board approved the rezoning of land within the Town for a proposed rural subdivision. This decision was aligned with the recently updated Town and County Comprehensive Plans, the County Zoning Ordinance, the County Farmland Preservation Plans, and an Extraterritorial Jurisdiction (ETJ) Intergovernmental Agreement with the City of Eau Claire. Despite this, the County Planning and Development Committee and County Board disregarded their own staff’s recommendations and the Comprehensive Plan, ultimately denying the rezoning request.

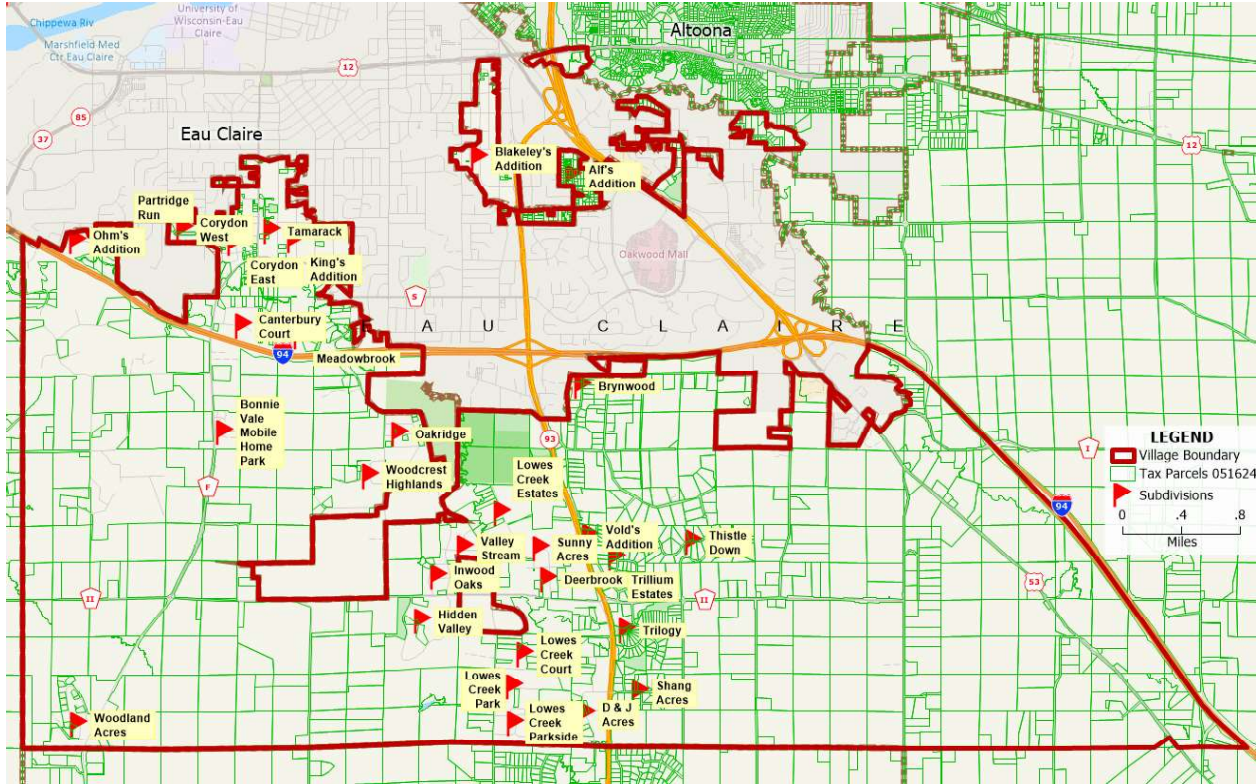
For most of Washington’s history, it has existed as a rural community. However, as the City of Eau Claire has grown, and as adjacent communities such as Altoona also became urbanized and grew, the Eau Claire metropolitan area came to include Washington. As a result, market pressure is dictating that lands in Washington transition to higher density of use – for example, from agriculture to residential, business, industrial, commercial and park uses. Development is occurring simultaneously throughout the town; not just in one or two places. Current construction projects include the Trilogy Subdivision, Cliff properties, West - Aries Ct, and Talmadge Rd. These active construction projects will provide subdivisions and homes for the growing population.

Incorporation would eliminate the added costs and delays associated with the multi-jurisdictional review process involving the Town, County, and City for zoning and land use decisions.

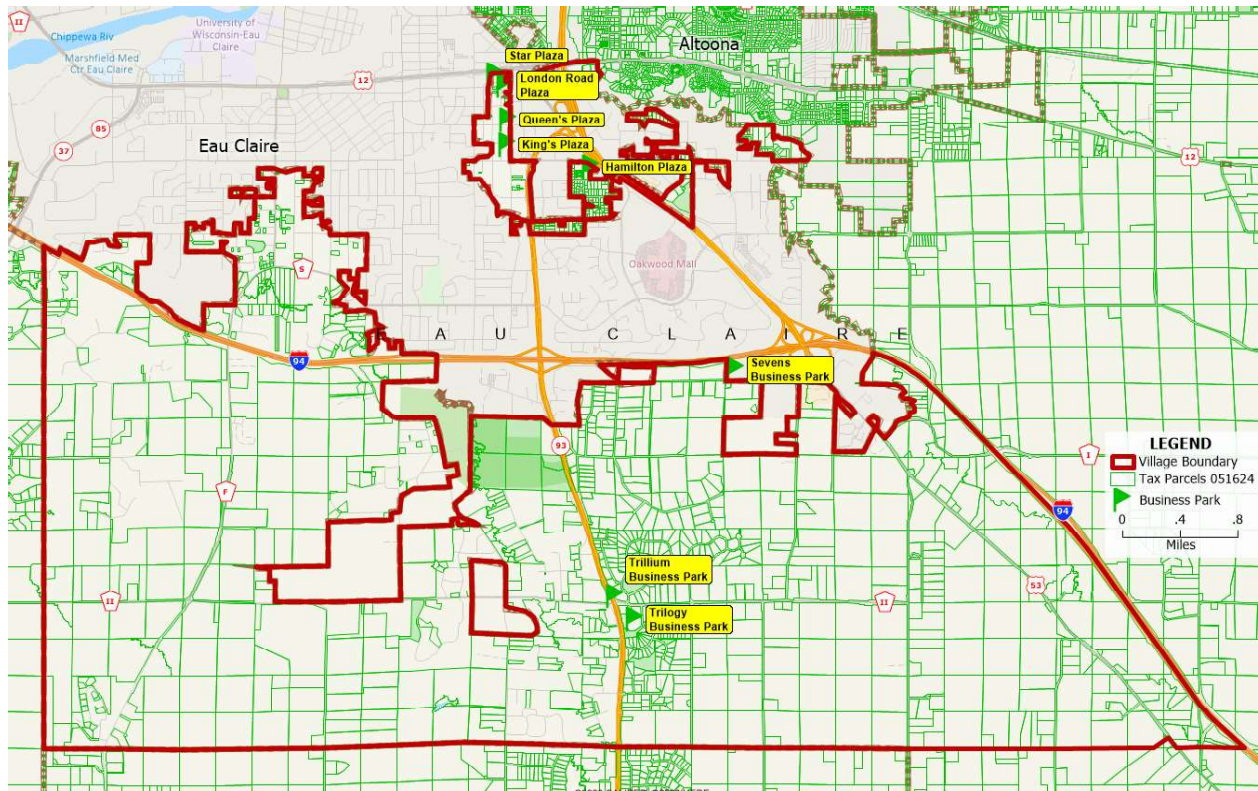
Additionally, incorporation would establish permanent boundaries, which is crucial for efficient planning of future infrastructure and development. This would mitigate the inefficiencies in service provision caused by annexations by neighboring cities, thereby preserving and enhancing the Village’s taxbase. Currently, Town landowners within 3 miles of the City of Eau Claire and 1.5 miles of the City of Altoona are subject to regulation by the respective city, Eau Claire County, and the Town of Washington. As a Village, landowners would be governed solely by Village regulations, reducing regulatory burdens and ensuring representation in the governance of their land. The following maps depict existing zoning, shoreland zoning, land use as well as future land use.

Residential and Commercial Subdivisions

Map 23: Residential subdivisions in the Town of Washington.



Map 24: Commercial subdivisions in the incorporation territory



Subdivisions in the Incorporation Territory

Commercial Subdivisions

- Trillium Business Park
- Trilogy Business Park
- Kings Plaza
- Queens Plaza
- London Plaza
- Star Plaza
- Hamilton Square

Residential Subdivisions

- Alf's Addition
- Blakeley's Addition
- Bonnie Vale Mobile Home Park
- Brynwood
- Canterbury Court
- Corydon East
- Corydon West
- D & J Acres
- Deerbrook
- Hidden Valley
- Inwood Oaks
- King's Addition

- Lowes Creek Court
- Lowes Creek Estates
- Lowes Creek Park
- Lowes Creek Parkside
- Meadowbrook
- Oakridge
- Ohm's Addition
- Partridge Run
- Shang Acres
- Sunny Acres
- Tamarack
- Thistle Down
- Trillium Estates
- Trilogy
- Valley Stream
- Vold's Addition
- Woodcrest Highlands
- Woodland Acres
- Woodlands on Lowes Creek

Photo 1: Trilogy subdivision looking south



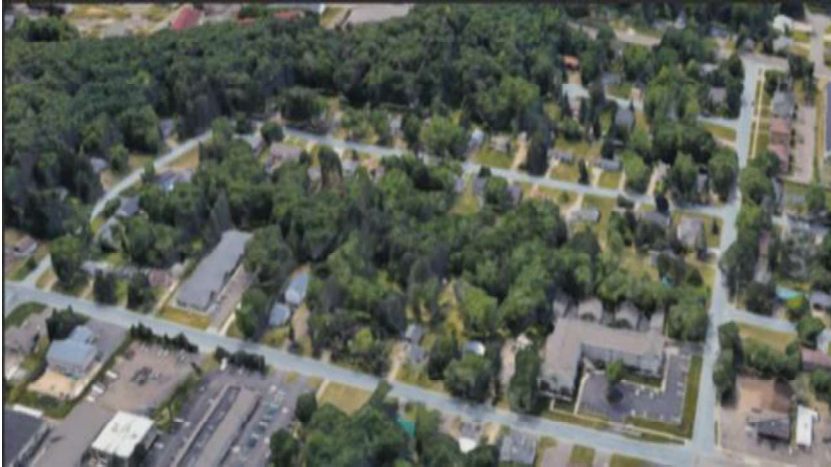


Photo 2: Multi-family housing in the London Road, Hamilton Avenue and Blakely Avenue in one of the Town islands.



Photo 3: Foxwood Condominiums on McElroy Court.

Multi-Family Residential in the Incorporation Territory

- London Square Apartments
- Multi-Family Housing 3433 London Rd
- London Royale Apartments - 3645 London Rd
- Foxwood Condominiums
- Sunny Meadows Condominiums

Map 25: Multi-family developments within the incorporation territory

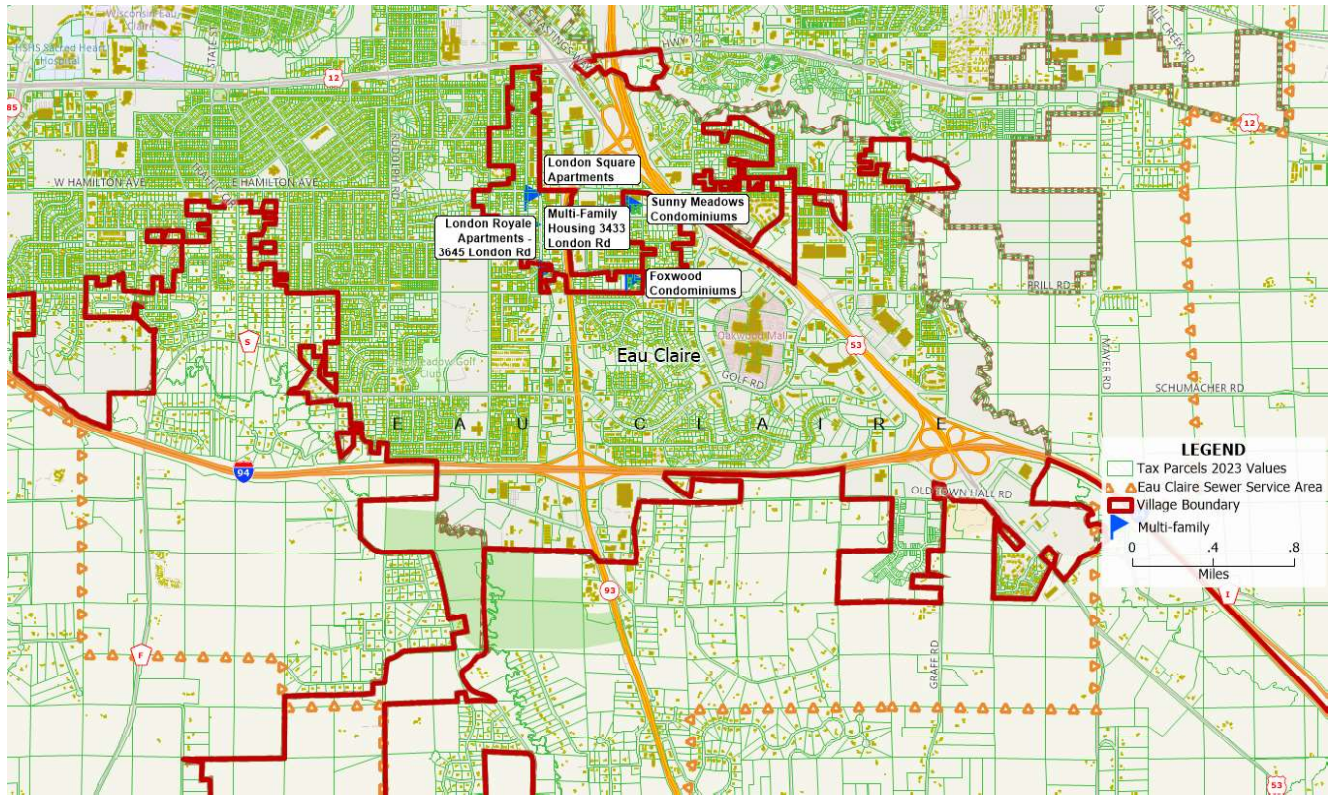
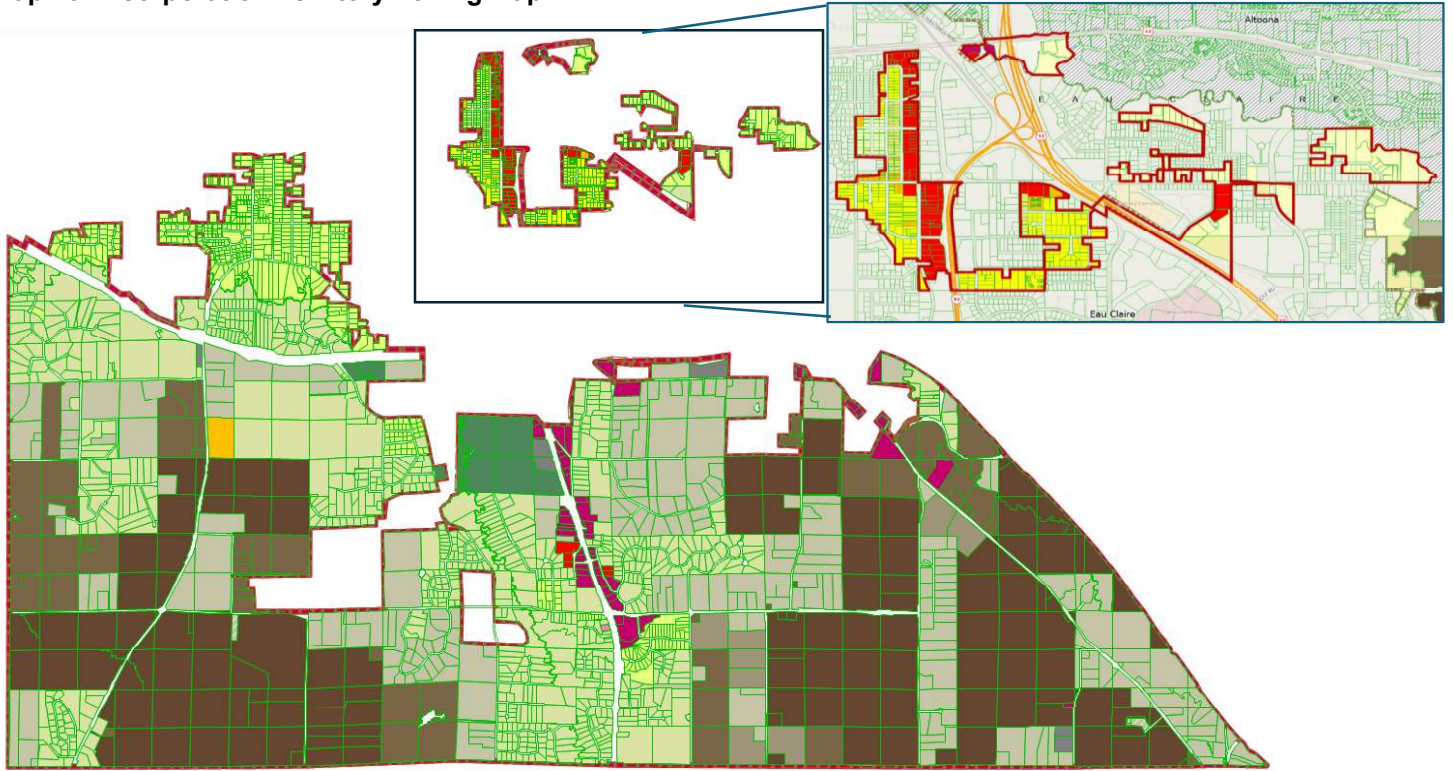


Photo 4: Sunny Meadows Condominiums multi-family housing



Map 26: Incorporation Territory Zoning Map



Town of Washington Incorporation Territory
Current Zoning

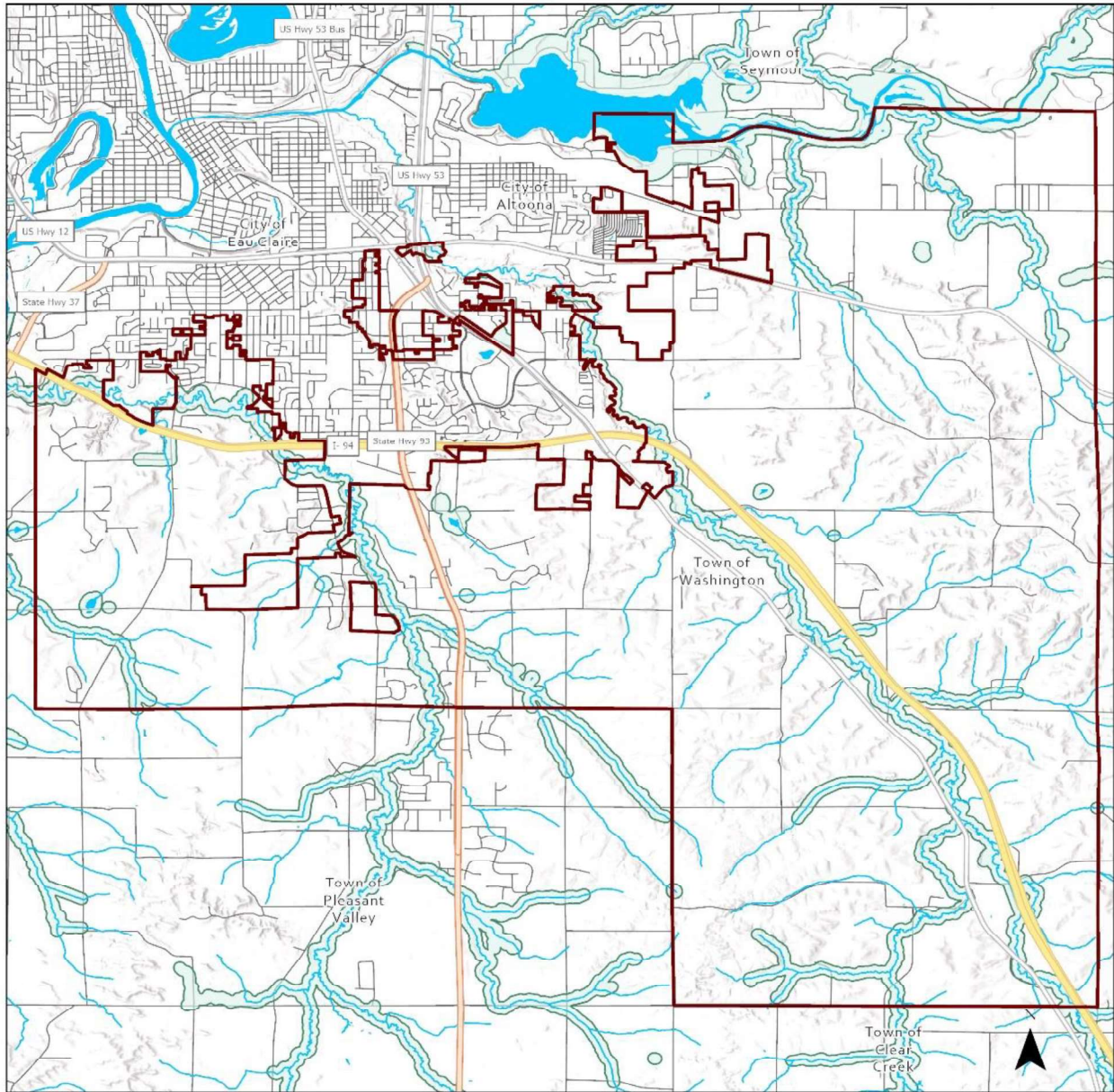
August 30, 2024

Zoning Legend

A1 - Exclusive Agriculture	A2 - Agricultural Residential	A3 - Agricultural	AP - Agricultural Preservation
AR - Agricultural Residential Float	C1 - Neighborhood Business	C2 - General Business	C3 - Highway Business
F2 - Forestry	I1 - Industrial, nonsewered	Not Zoned By County	R1L - Single-fam Residential, large lot
R1M - Single-family Residential	R2 - Two-family Residential	R3 - Multi-family Residential	RH - Rural Homes



Map 27: Shoreland Zoning Map

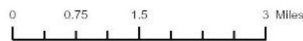


**Town of Washington
Shoreland Zoning**

July 29, 2024

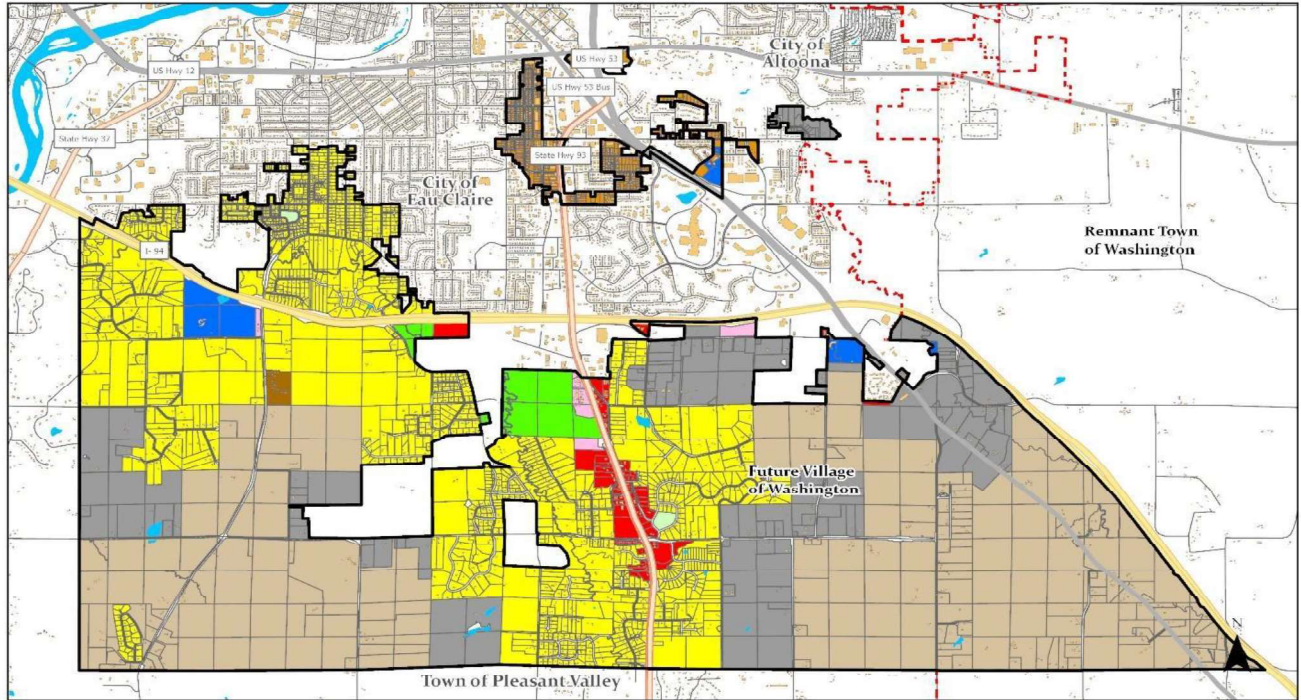
Legend

- Rivers & Streams
- Shoreland Zoning
- Town of Washington Boundary



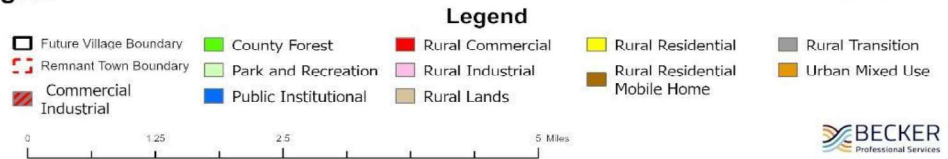
Sources: Eau Claire County, Town of Washington, Wisconsin DNR, Becker Professional Services

Map 28: Existing Land Use



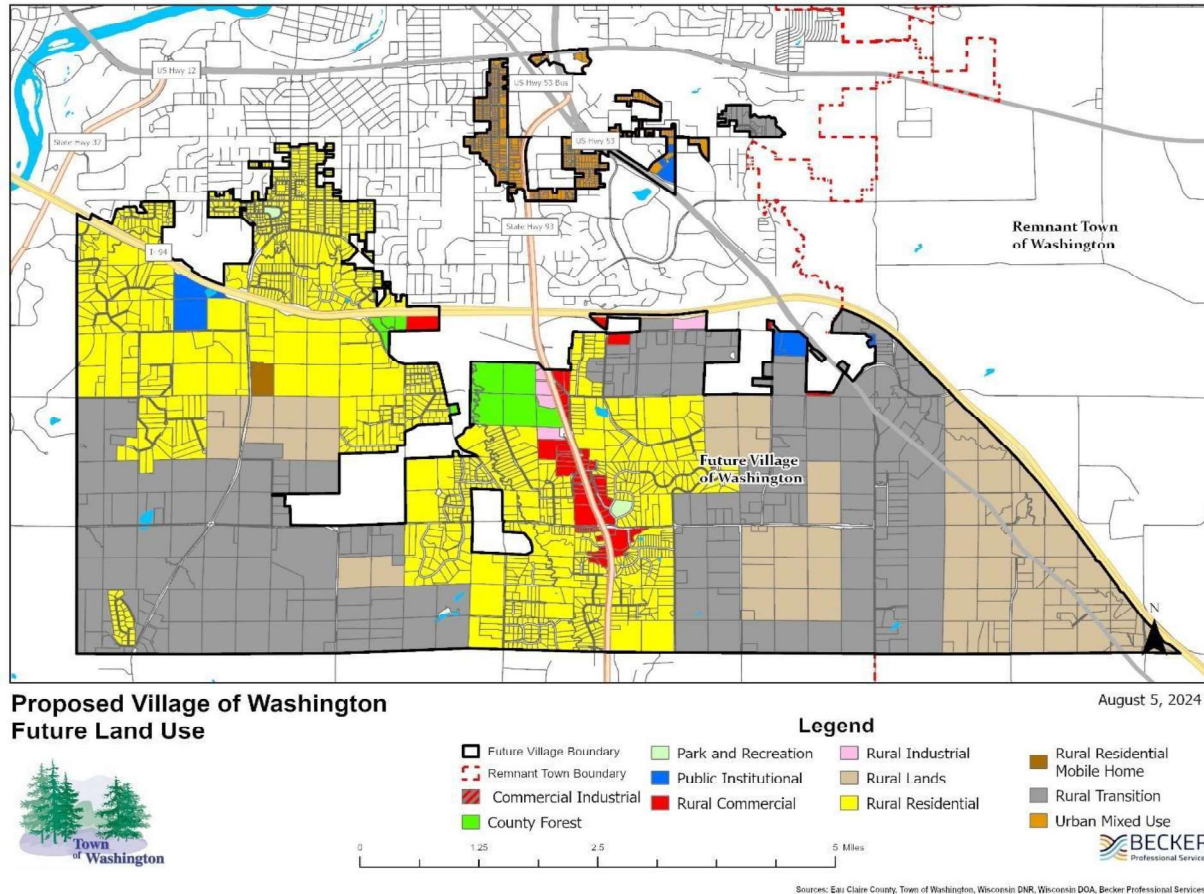
August 1, 2024

Proposed Village of Washington Current Land Use



Sources: Eau Claire County, Town of Washington, Wisconsin DNR, Wisconsin DOA, Becker Professional Services

Map 29: Future Land Use Map



Shopping and Social Customs

The Town of Washington offers an array of shopping, employment, and social opportunities that cater not only to its residents but also to the broader region. With a dynamic and diverse culinary and retail landscape, the Town of Washington is a destination that draws both locals and visitors alike.

From the authentic flavors of Taqueria La Poblanita, a cherished Mexican restaurant and grocery store, to the warm hospitality of Olympic Flame, a local favorite for Greek cuisine, the Town's dining options are as varied as they are delicious. For those seeking a unique experience, Infinity Beverages Winery & Distillery offers not just exceptional wine and spirits but also immersive tours, tasting events, and a versatile event space for special gatherings.

Down to Earth, a family-owned garden center, further contributes to the Town of Washington's community by offering an event space, as well as hosting classes and events focused on gardening and sustainability. These establishments demonstrate that while the Town of Washington is closely tied to the greater Eau Claire metropolitan area, it boasts its own distinct economic vibrancy, reinforcing its identity as a unique community with a strong sense of place and belonging.

The diversity of services and businesses in the Town of Washington goes beyond mere convenience—they are integral to crafting a unique identity within the larger metropolitan context. As the town continues to grow and evolve, the presence of these essential amenities

strengthens its position and offers residents both the charm of small-town life and the benefits of metropolitan proximity.

For a comprehensive list of business and business and descriptions see Appendix D.

Economy and Employment

The Town of Washington is home to a diverse range of businesses that significantly contribute to local employment and economic vitality, making it a desirable place to live, work, and enjoy everyday life. The town's thriving business community, which includes retail shops, restaurants, and various service providers, offers a wide range of amenities and conveniences for residents. This robust economic environment not only supports existing local employment but also attracts new businesses, individuals, and families seeking a vibrant and thriving community.

The town's balanced mix of commercial activity and recreational spaces fosters a lifestyle that appeals to both individuals and families who value professional opportunities coupled with a high quality of life. The proposed incorporation boundaries are designed to support and encourage the growth of the many businesses located within the proposed village. Achieving village status will further enhance economic development opportunities, enabling the Town of Washington to fast-track local projects and stimulate small business growth, ultimately driving economic prosperity across the entire region.

Table 6: Top Employers

Business/Group	Location of Business	Number of Employees
WRR Environmental Services	5200 Ryder Road	80 - 100
Down to Earth LLC	6025 Arndt Lane	75
Heritage Court Memory Care	3515 E Hamilton Avenue	60
C&M Properties and Construction	6176 Sandstone Road	54
Royal Construction	3653 Greenway Street	40
Kwik Trip	3530 Mall Drive	32
Children's Nature Academy	1190 Priory Road	30 full-time, 60-90 part-time
Paws & Claws	3820 Old Town Hall Rd	23
Sammy's Pizza	2812 London Rd	32
Rainmaster Lawn Systems	3445 London Road	21
Ferguson's Orchard	6470 Balsam Road	Fall - 130; Spring - 55; Year-Round - 15
Tokyo Japanese Restaurant	2426 London Road	18

Pet Food Plus	2819 E Hamilton Avenue	15
Hansen's Corner Store	6391 State Road 93	14
Youngstedt's Auto & Tire	3330 Mall Drive	11
Kjelstad Plumbing	3705 Vold Court	10
Shook Family Dental	3838 Talmadge Road	10
Water Source Heating & Cooling	3650 Greenway Street	9

There are two business parks within the incorporation territory. They are located across CTH II from each other on the east side of the intersection of CTH II with STH 93.

Trilogy Business Park

Seven lots available for commercial development are located on the south side of CTH II.



Trillium Business Park.

Lots available for commercial development located on the north side of CTH II.



Social and Recreation Opportunities

The Town of Washington offers a diverse array of social and recreational opportunities that foster a strong sense of community and belonging. Community involvement is deeply ingrained in the culture of the Town of Washington. The town hosts a variety of events that bring residents together, such as the annual meal and fundraising event at the TFD-Washington Fire Station and the Town municipal complex, which also hosts open houses with equipment demonstrations and local parades. The Eau Claire County Fairgrounds adds to the lively atmosphere, offering a venue for large-scale community events.

Neighborhood associations play a vital role in strengthening community ties. Corydon Park, Sunny Meadows, Lowes Creek Estates, and Tamarack Lane organize events that encourage social interaction among residents. Social opportunities extend to residents of Eau Claire London Square Apartments, who benefit from amenities like fitness centers, community gardens, and shared spaces. Heritage Court Memory Care also fosters a supportive environment through community dining and social activities.

Local businesses contribute significantly to the town's social fabric. For instance, Slate Boutique, Kahvi Coffee, and Strong Soul collaborate to host the Annual Mother's Day Market, featuring multiple vendors. Down to Earth hosts multiple events throughout the year, including a winter farmers market. Additionally, the Eau Claire Water River Shed Coalition plays a crucial role in educating the community on environmental stewardship.

The Town of Washington's tradition of social cohesion and commercial vitality dates back decades. Historical records, such as the Washington Financial Report from 1941-1942, reveal the issuance of numerous retail licenses for various goods and services, indicating a vibrant and caring community even then. These records highlight the Town of Washington's long-standing commitment to fostering an active, supportive, and engaged community.

The Town also offers a diverse array of facilities catering to both recreational and community-focused needs. Educational institutions like Immanuel Lutheran High School, College, and Seminary provide foundational learning and spiritual growth. Families can take advantage of early learning centers such as the UWEC Children's Nature Academy and Nature's Cove Early Learning Center. For older residents, Heritage Memory Care Community offers dedicated care and social engagement.

Recreational opportunities are plentiful, with Lowes Creek County Park and the Lowes Creek Youth Baseball League providing outdoor activities for all ages. The area is also home to several religious institutions, including Jehovah's Witness, The Haven Church, St. Mark Lutheran Church, Bethesda Lutheran Church, and the Eau Claire Hispanic Seventh-Day Adventist Church, all of which serve the spiritual needs of the community.

To keep residents informed about the wide range of social and recreational activities, the Town's website acts as a central hub, providing up-to-date information on community events, important announcements, and essential services. From details on upcoming projects and activities to guidelines on licenses, garbage collection, recycling, and elections, the website ensures residents stay informed and connected.

In addition to its digital resources, the Town of Washington keeps its residents engaged through bi-annual newsletters. These newsletters, distributed to every address in the town and available online, provide insights into community affairs, local government updates, and much more. A bulletin board at the Town Hall further supplements these efforts, offering flyers and notices about local events.

Photo 5: Kids Adventure Park, Lowes Creek County Park



For a comprehensive list of points of interest and social opportunities, refer to Appendix E.

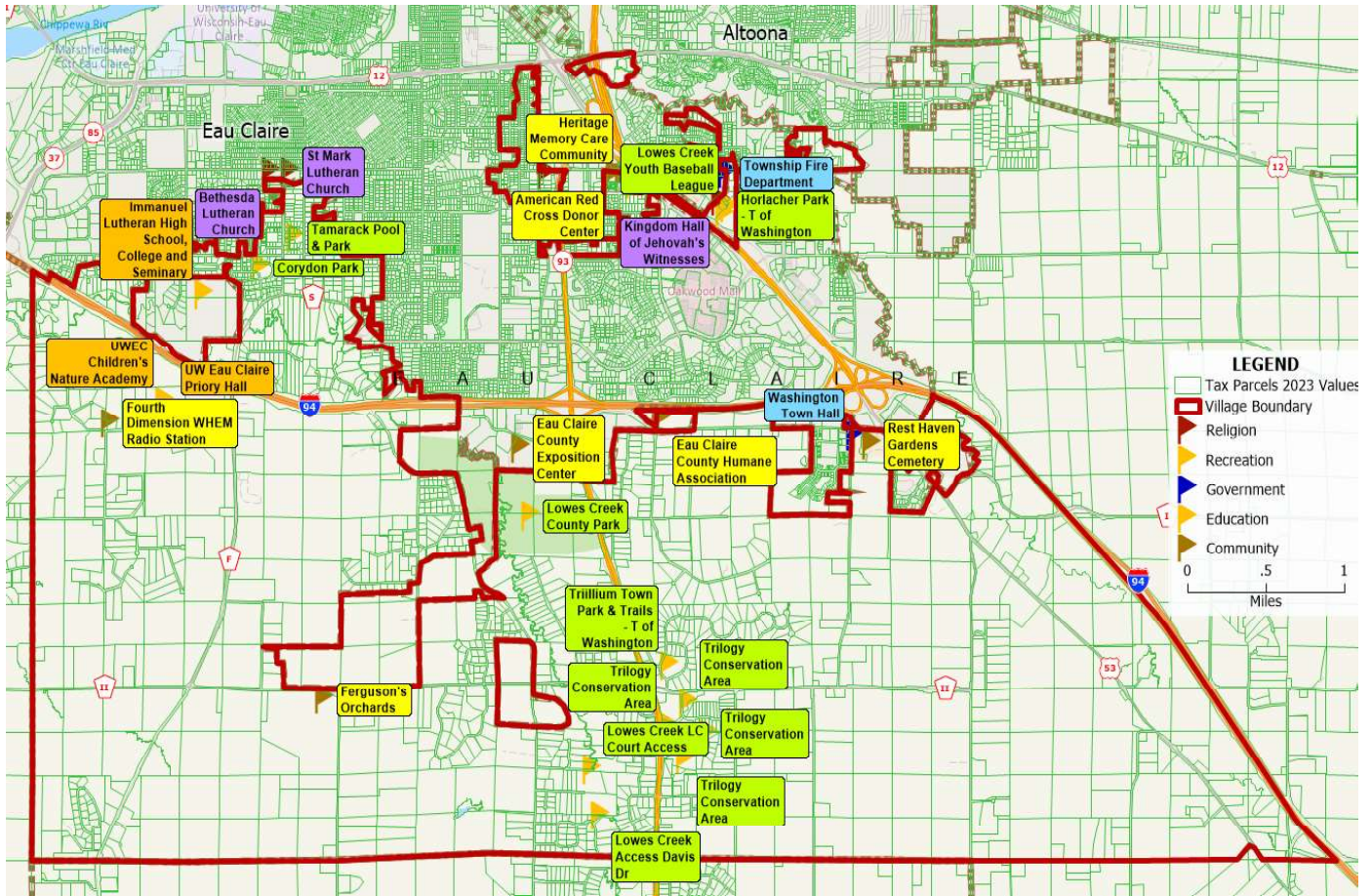
Table 7: Community Facilities Serving the Incorporation Territory

Eau Claire County Exposition Center	Community
Eau Claire County Humane Association	Community
Rest Haven Gardens Cemetery	Community
American Red Cross Donor Center	Community
Ferguson's Orchard	Community
Heritage Memory Care Community	Community
Fourth Dimension WHEM Radio Station	Community
Immanuel Lutheran High School, College and Seminary	Education
UWEC Children's Nature Academy	Education
Nature's Cove Early Learning Center	Education
UW Eau Claire Priory Hall	Education
Washington Town Hall	Government
Township Fire Department	Government
St Mark Lutheran Church	Religion
Bethesda Lutheran Church	Religion

The Haven Church	Religion
Eau Claire Hispanic Seventh-Day Adventist Church	Religion
Kingdom Hall of Jehovah's Witnesses	Religion

Map 30: Map of community, government, religious, and educational facilities in or adjacent to the incorporation territory.

2

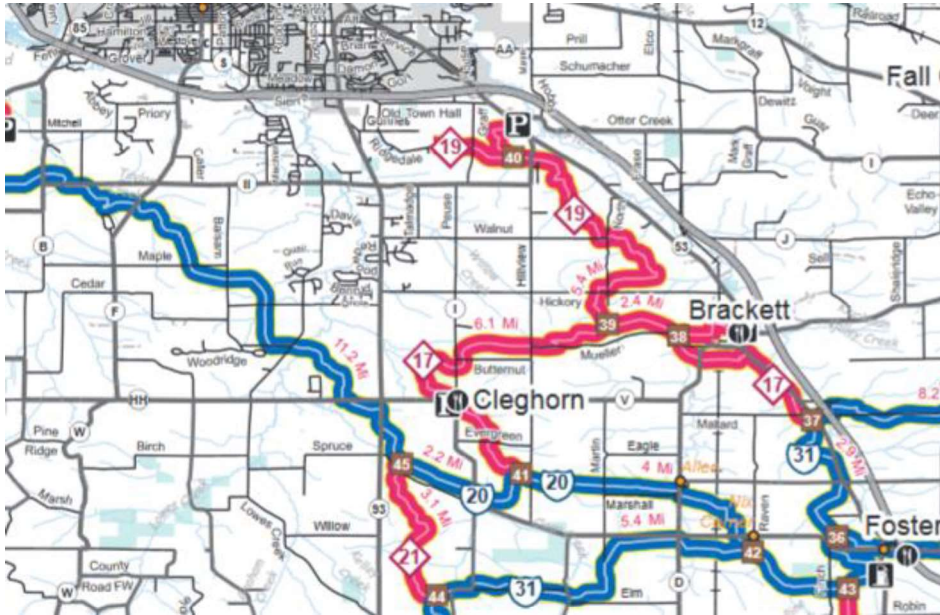


Recreational Opportunities

The Town of Washington offers an extensive range of recreational activities designed to foster community engagement and promote a healthy lifestyle. Whether it's catching a Little League game complete with lively concessions, exploring mountain biking trails, or taking a leisurely walk with your dog on scenic paths, there's something for everyone.

Winter brings opportunities for snowshoeing, cross-country skiing, and snowmobiling ensuring year-round outdoor fun. The Bracketteers Snowmobile Club offers groomed and marked trails throughout Washington and neighboring towns.

Map 31: Snowmobile Trails in or adjacent to incorporation territory



The Town of Washington is home to the famous Ferguson's Orchards, a beloved destination that draws over 100,000 visitors each season. Ferguson's Orchards offers a quintessential fall experience with activities such as apple and pumpkin picking, wagon rides, corn maze adventures, grand slingshot challenges, and gem mining. These seasonal events are not only fun but also serve as a significant attraction, bringing together both residents and visitors from the broader region.

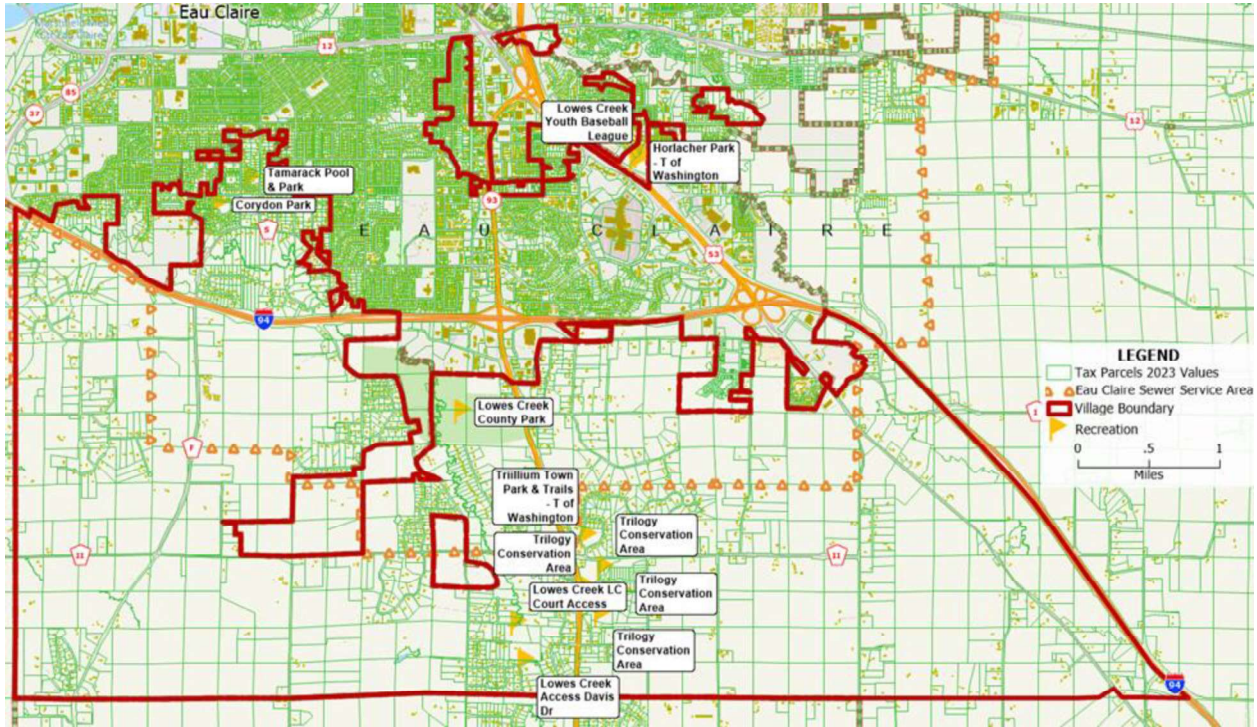
In addition to Ferguson's Orchards, the town features a county park with a reservable picnic shelter, a parcourse fitness course, and a range of recreational activities that encourage an active lifestyle. These offerings help strengthen community bonds and enrich the town's vibrant social fabric, making the Town of Washington a lively and welcoming place for all. For a comprehensive list of community-organized events and recreational activities, see Appendix E.

Park and Recreation Sites in the Town of Washington:

- Two Little League-sized baseball diamonds, one T-Ball diamond, and a conservancy area along Horlacher Lane.
- Three wildlife areas for passive recreation along E. Hamilton Avenue.
- Corydon Park
- Tamarack Pool & Park – Condominium Residents
- Lowes Creek Youth Baseball League

- Trillium Town Park & Trails – Town of Washington
- Lowes Creek County Park
- Lowes Creek Access Davis Dr
- Lowes Creek Access Lowes Creek Court
- Seven Mile Creek Park T of Washington
- Horlacher Park - T of Washington
- Trilogy Conservation Area

Map 32: Park and recreation sites within the incorporation territory.



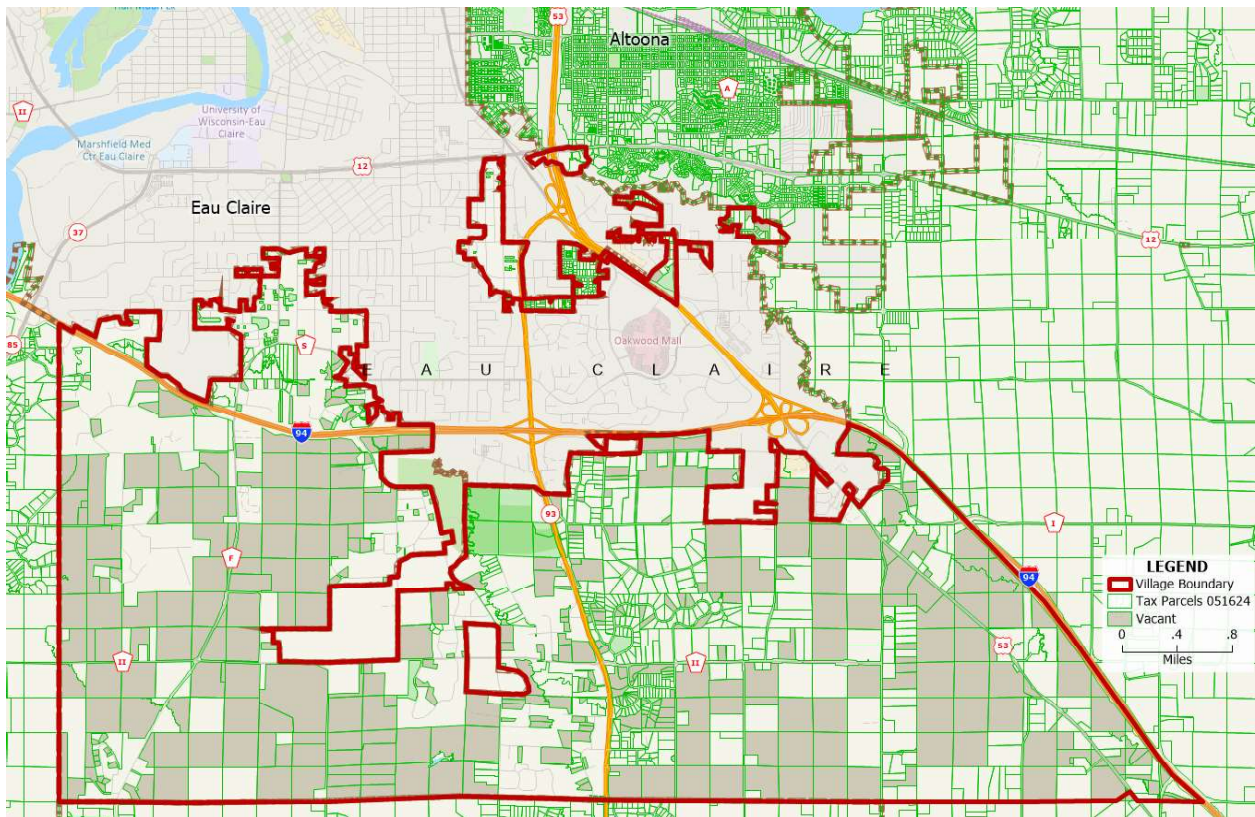
The character of the territory proposed for incorporation is compact, homogenous and distinct from the adjacent municipalities. The incorporation territory contains community, civic, religious, educational, and recreational facilities and services to serve its population. Incorporation is needed to prevent the territory and its population from further fragmentation and undesired changes in character.

SECTION 2(B), TERRITORY BEYOND THE CORE

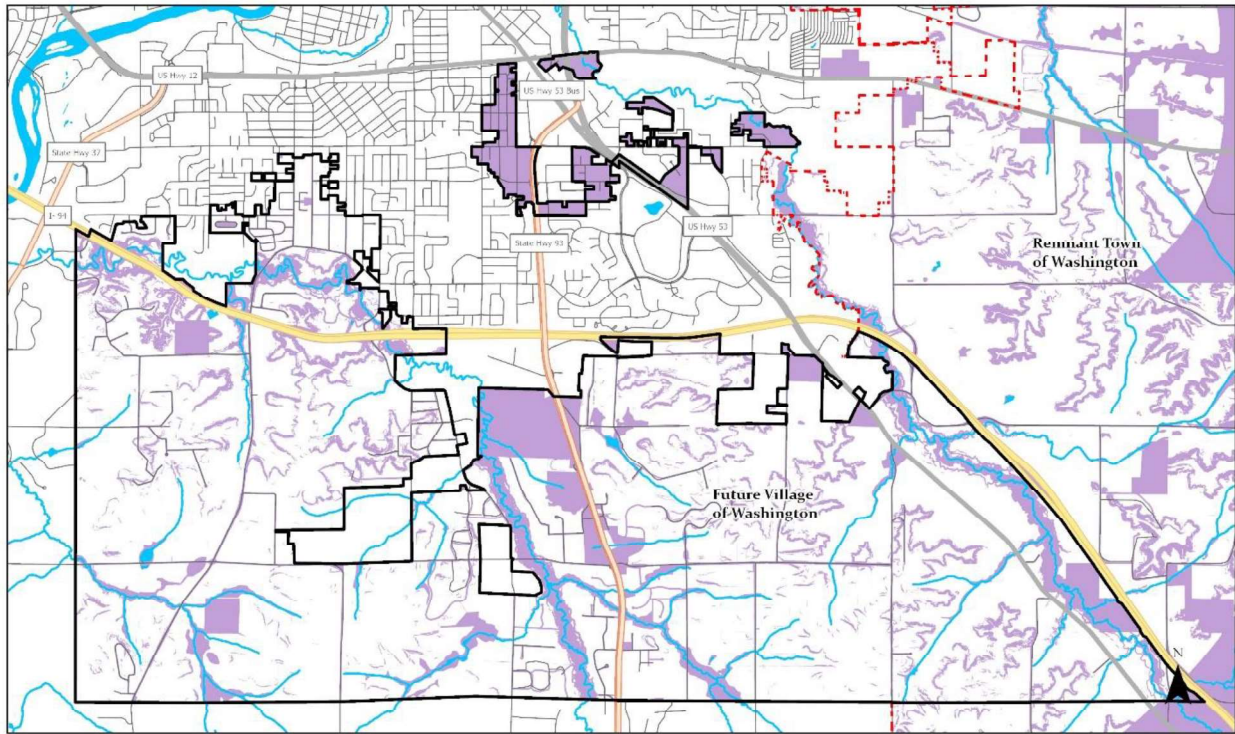
- Vacant and developable territory beyond the Town Core has potential for substantial urban development within the next 3 years.

The incorporation territory contains approximately 12,448 acres (19.45 square miles). Approximately 2,863 acres of land (27%) within the incorporation territory is unbuildable due to public lands, wetlands, shoreland zoning, steep slopes, environmental corridors, and managed forest lands. There are a total of approximately 6,146 acres of vacant parcels within the incorporation territory. Approximately 27% of this area is undevelopable, leaving approximately 4,487 acres of vacant and potentially developable land. However, when zoning is considered, 2,105 of those acres are in Exclusive Agriculture or Agricultural Preservation zoning leaving approximately 2,382 acres of vacant and developable land with appropriate zoning.

Map 33: Vacant parcels within the incorporation territory.



Map 34: Non-Developable land

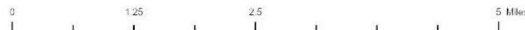


**Proposed Village of Washington
Non-Developable Land**

August 14, 2024

Legend

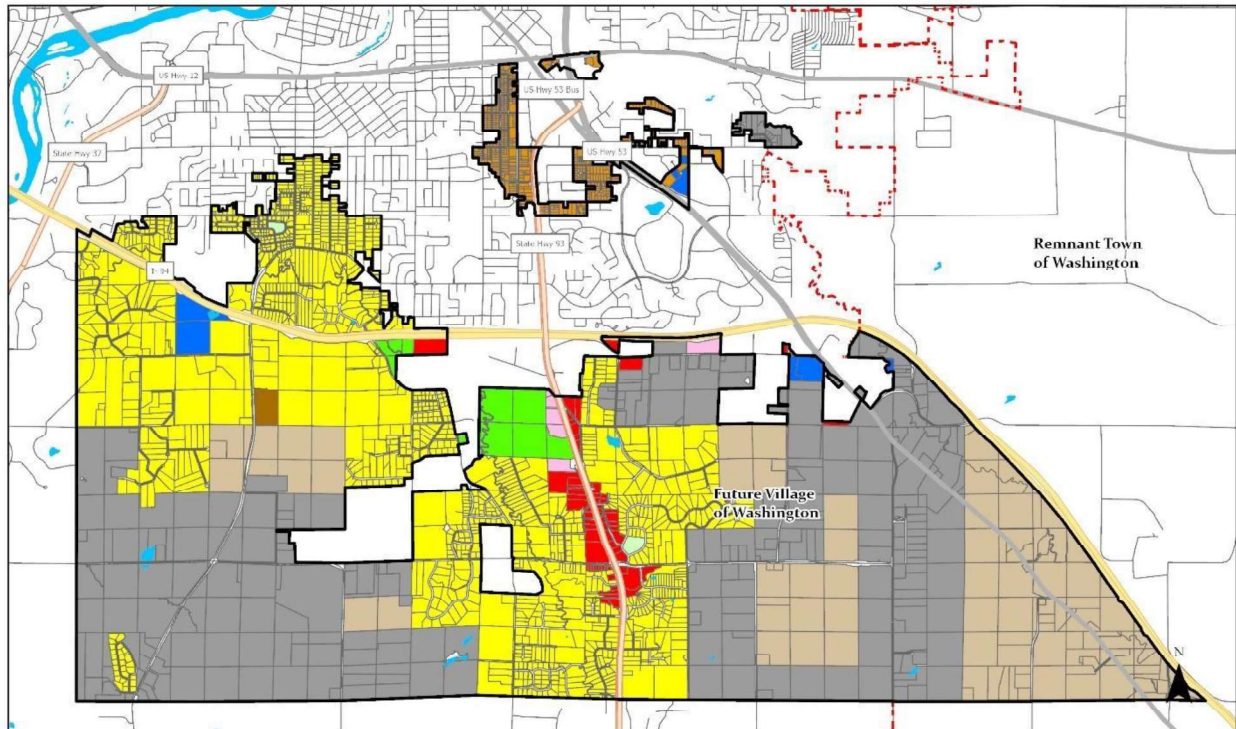
- Future Village Boundary
- Remnant Town Boundary
- Non-Developable Land



Sources: Eau Claire County, Town of Washington, Wisconsin DNR, Wisconsin DOA, Becker Professional Services

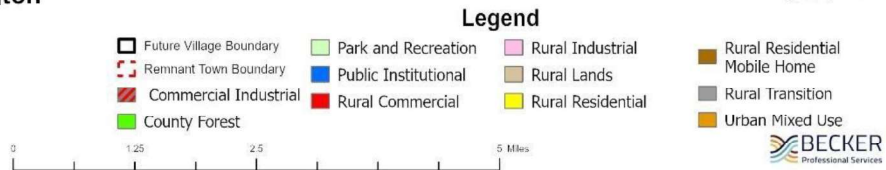
The map above shows the extent of non-developable land. Lands identified as non-developable include currently developed parcels, public lands, wetlands, shoreland zoning, steep slopes, environmental corridors, and managed forest lands.

Map: 35 Future Land Use



**Proposed Village of Washington
Future Land Use**

August 5, 2024



Sources: Eau Claire County, Town of Washington, Wisconsin DNR, Wisconsin DOA, Becker Professional Services

Note: Much of the vacant developable land is zoned rural transition.

The Town has been experiencing steady growth in recent years which is expected to accelerate. The Town of Washington has been averaging 27 building permits per year for the past six years. This represents 10% of all the building permits issued in the County, but excluding Eau Claire and Altoona, this represents 25% of all new construction in the County.

The Town of Washington has the third highest number of building permits per year of all the municipalities in Eau Claire County, surpassed only by the cities of Eau Claire and Altoona and significantly exceeding the City of Augusta and the villages of Fairchild and Fall Creek.

The Town Board and the Eau Claire County Planning & Development Committee have voted unanimously to approve a rezone for a residential subdivision of the approximate 260 acres outlined below. These recommendations to approve the rezone go to the Eau Claire County Board on September 17, 2024.

**Map 36: Town of Washington
Future Land Use**

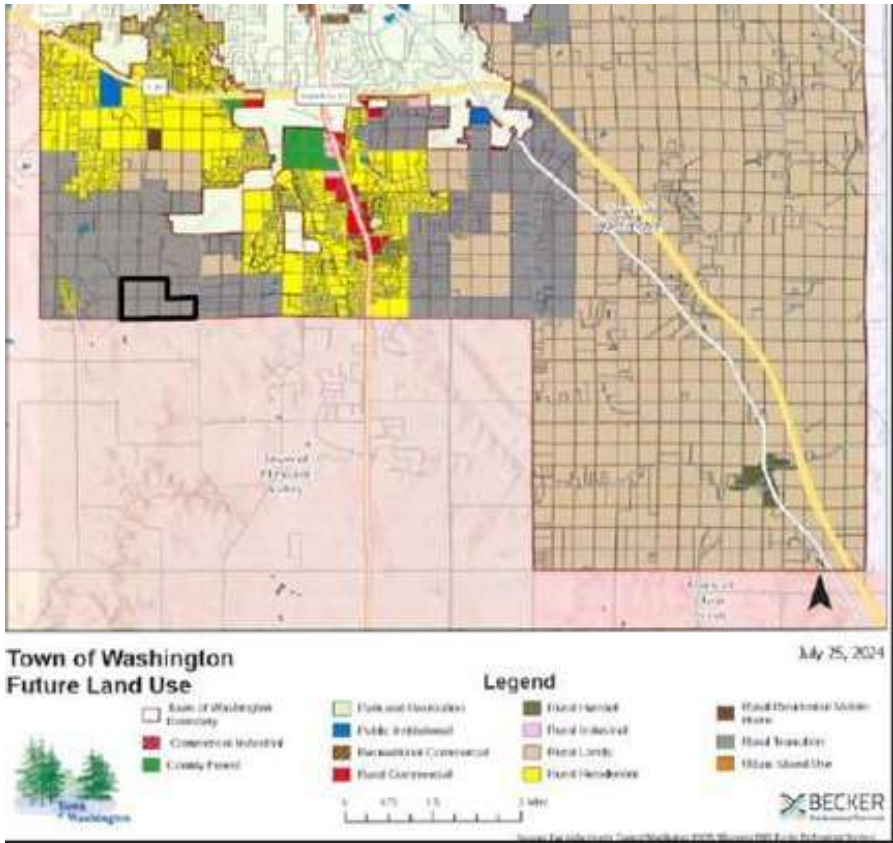


Table 8: Building permits over time compared to metro area

Building Permit Comparisons	2018	2019	2020	2021	2022	2023	Thru April 2024	Annual Avg 2018 - 2023
Eau Claire County	302	272	164	371	250	217	75	263
Town of Bridge Creek	8	4	12	11	10	12	4	10
Town of Brunswick	11	14	9	5	9	9	1	10
Town of Clear Creek	2	3	2	1	1	1	0	2
Town of Drammen	2	2	3	3	4	3	1	3
Town of Fairchild	2	1	1	1	1	2	2	1
Town of Lincoln	4	3	2	6	4	3	1	4
Town of Ludington	4	3	1	5	8	5	3	4
Town of Otter Creek	2	0	2	0	0	2	0	1
Town of Pleasant Valley	30	33	21	26	26	23	4	27
Town of Seymour	12	5	10	11	13	5	2	9

Town of Union	5	10	4	4	2	6	1	5
Town of Washington	34	21	29	30	29	19	5	27
Town of Wilson	1	1	5	4	5	3	2	3
Village of Fairchild	0	0	0	1	0	2	0	1
Village of Fall Creek	3	0	2	2	5	6	1	3
City of Altoona	66	36	61	62	41	42	34	51
City of Augusta	0	0	0	0	2	0	1	0
City of Eau Claire	116	136	0	199	90	74	13	103
Source: Wisconsin Department of Safety and Professional Services; https://esla.wi.gov/buildingpermitsearch ; searched 05/06/2024.								

Comprehensive Plan

The Town of Washington's existing land use pattern reflects an area in transition from rural to suburban, with established suburban neighborhoods adjacent to the City of Eau Claire and clearly defined suburban growth corridors along major roadways leading from the urban areas. Agriculture remains the dominant land use outside of the core areas of the town, covering almost half of the land area, while residential parcels, including farmsteads, make up over one-third. Land designated for transportation and utilities accounts for nearly 6% of the area. Currently, the town has a relatively low percentage of commercial and industrial land use. However, future land use planning is directing growth within the proposed village boundaries, where development is already concentrated. This strategic focus will ensure that the Town of Washington continues to grow and evolve, accommodating new residential and commercial opportunities while maintaining suburban – rural transitional charm and enhancing connectivity with surrounding areas.

SECTION 2(C) TAX REVENUE

The present and potential sources of tax revenue appear sufficient to defray the anticipated cost of governmental services at a local tax rate, which compares favorably with the tax rate in a similar area for the same level of services. The tax rate for the proposed Village is estimated to be \$1.90 per \$1,000 of valuation. See the following charts for 2025 proposed budget for the Village and Town of Washington.

The present and potential sources of tax revenue appear sufficient to defray the anticipated cost of governmental services at a local tax rate, which compares favorably with the tax rate in a similar area for the same level of services.

The proposed Village budget assumes all current employees will work for the newly incorporated Village. The town will reimburse the village for thirty percent (30%) of wage rates, by agreement, except for the clerk/treasurer and building & grounds employee. The town will have its own part-time clerk/treasurer. The town clerk/treasurer will have office space at the Village’s municipal complex.

The proposed village budget includes police, fire, ambulance, building inspector, and community planning services and a community wastewater system and economic development funds. All buildings, associated buildings and office equipment, and Rest Haven Gardens Cemetery will be under ownership of the village. See table 11 for a breakdown of public works and election equipment will be owned. There are no special taxing districts within the incorporation territory.

Table 9: Comparison of Equalized Values of Surrounding Municipalities

Municipality	County	Population	Equalized Value
C. of Altoona	Eau Claire	9,320	\$1,288,504,600
T. of Brunswick	Eau Claire	1,979	\$ 283,825,900
C. of Eau Claire	Eau Claire	68,995	\$7,788,456,100
T. of Pleasant Valley	Eau Claire	3,970	\$ 678,933,300
T. of Washington (current)	Eau Claire	7,766	\$1,211,792,300
T. of Washington (proposed)*	Eau Claire	2,526	\$ 387,773,536
V. of Washington (proposed)*	Eau Claire	5,240	\$ 824,018,764

* Note: Estimate Source: Wisconsin Demographic Service Center 2023 Population Values and Wisconsin Department of Revenue

Table 10: Village of Washington 2025 Proposed Budget

PROPOSED VILLAGE 2025 BUDGET SUMMARY				
REVENUES		2024 Town Budget	2025 Proposed Village Budget	% Change
Town Taxes (levy)		\$1,335,530	\$1,600,000	19.80%
Other Taxes		\$28,200	\$12,643	
Total Taxes		\$1,363,730	\$1,612,643	
Intergovernmental Revenues		\$754,745	\$523,867	
Licenses and Permits		\$72,000	\$49,120	
Awards and Damages		\$600	\$350	
Public Charges for Services		\$8,000	\$6,600	
Miscellaneous Revenue		\$3,500	\$2,310	
Earned Interest		\$25,500	\$20,500	
Proceeds of Capital Lease/Loan		\$0	\$0	
Cemetery		\$68,700	\$68,700	
Total Revenues		\$2,296,775	\$2,284,090	
Fund Balance Applied		\$396,588	\$30,000	
TOTAL GENERAL REVENUES & FUND BALANCE APPLIED		\$2,693,363	\$2,314,090	14.08%
EXPENDITURES				
General Government		\$546,421	\$494,370	
Public Safety (Police/Fire)		\$244,070	\$264,200	
EMS (Ambulance)		\$90,000	\$140,000	
Humane Association		\$10,000	\$8,400	
Cemetery		\$69,150	\$70,200	
Public Works		\$775,112	\$641,920	
Culture & Recreation		\$6,895	\$7,000	
Conservation & Development		\$15,500	\$143,000	
Street Outlay		\$636,715	\$400,000	
Debt Service		\$0	\$0	
Public Works Equipment Fund		\$80,500	\$70,000	
Miscellaneous Expenses		\$219,000	\$75,000	
Building Capital Outlay		\$0	\$0	
TOTAL GENERAL FUND EXPENDITURES		\$2,693,363	\$2,314,090	14.08%
Town Tax Rate Per Thousand Assessed Value		1.09162255	1.90688448	
Total Assessed Value		\$1,223,435,700	\$839,064,988	-31.42%

2025 ALL FUNDS BALANCE	1/1/2025	Revenues	Expenses	12/31/2025
Assigned for Equipment	\$170,000	\$70,000	\$30,000	\$210,000
Assigned for Streets	\$250,000			\$250,000
Assigned for Bridge	\$115,000			\$115,000
Assigned for Cemetery	\$77,000			\$77,000
Assigned for Cemetery Equipment	\$17,000			\$17,000
Unassigned Working Capital Reserve	\$350,000			\$350,000
Unassigned Working Capital	\$315,000			\$315,000
Assigned for Building	\$120,000			\$120,000
Assigned for Elections	\$4,000			\$4,000
	\$1,418,000	\$70,000	\$30,000	\$1,458,000
Restricted Fund-Rest Haven Gardens Cemetery	\$258,000			\$258,000
Total All Funds	\$1,676,000	\$70,000	\$30,000	\$1,716,000

Source: Town of Washington

Table 11: Public Works and Election Equipment Ownership

Village	Town
2023 4500 Dodge Dump & Plow	2006 Rosco Sweeper - Kick Broom
2013 5500 Dodge Bucket Truck	2019 International Tandem Axle Dump Truck
2011 CAT Grader 140H	2002 CAT Loader 928G
2024 Elgin Pelican Sweeper	2013 John Deere Boom Mower 6125M
2018 International Single Axle Dump Truck	Election Badger Book – 2 units
2021 International Single Axle Dump Truck	Election ES&S Tabulator
2022 International Single Axle Conveyor Dump Truck	Election Booths – 10 units
2023 T86 T4 Bobcat Skidsteer	
1996 Ford Water Tanker	
2015 Volvo Roller	
2015 Bandit Chipper 1390XP	
2015 Redi Haul Flatbed Trailer - 8 Ton	
2019 Titan Tilt Trailer - 3.5 Ton	
Asphalt Heater Trailer - 4 T	
2021 John Deere Tractor Mower 2038R	
2023 John Deere Mower X758	
2018 John Deere GATOR	
1997 Chetech Pug 4-Wheel	
Upright 20N Scissor Lift	
Election Badger Book - 4 units	

Election ES&S Tabulator	
Election Booths – 15 units	

The proposed budget for the new Village in 2025 has been carefully crafted based on the best available data and projections. While the figures should closely resemble the final budget for 2026, adjustments for inflation will be necessary, particularly in wage and associated fringe accounts. Notably, the budget for account 100-00-52101, allocated for a full-time officer, will need to increase from \$110,000 to \$220,000 to ensure adequate coverage. Provisions have also been made for legal and planning expenses to facilitate the organizational process. However, the overall viability of this budget remains uncertain, as it hinges on the yet-to-be-determined levy limit for the Town in 2025.

FUND BALANCE

The Town of Washington has a general fund balance policy establishing a minimum balance; \$500,000 unassigned working capital reserve and \$250,000 assigned to streets. The Town Board, by resolution, adopted a financial policy authorizing the Board to assign amounts for a specific purpose. Washington’s current fund balance is projected to be \$2,150,000; The assigned and unassigned fund balance is 75% of total expenditures. It is anticipated that the Washington fund balance will not be impacted by the incorporation.

5-YEAR CAPITAL IMPROVEMENT PLAN

The Town of Washington currently has a 5-Year Capital Improvement Plan (CIP) that encompasses road projects, park projects, general municipal projects, and equipment replacement. The Capital Improvement Plan identifies not only projects and equipment, but also funding sources. Both the village and the town would have a 5-year CIP.

DEBT SERVICE

The Town of Washington total debt is \$0. Under State Statutes, general obligation debt is limited to 5% of the total equalized valuation of the municipality. Washington’s statutory limit is currently \$60,589,615. Therefore, there is considerable debt capacity. The proposed village compares very favorably in regard to equalized assessed value to current cities and villages throughout the State of Wisconsin. This shows that the proposed village area would have more than enough tax base to continue to support the village level services that the Town of Washington currently provides.

MUNICIPAL TAX RATE

The Town of Washington currently has the lowest tax rate in Eau Claire County at \$1.09/1,000 assessed value. The following table is a 4-year history of Washington’s and other municipal neighbor’s tax rate, which does not include other taxing districts including the school district, technical college, Eau Claire County, and the State of Wisconsin.

Table 12: Comparable Tax Rates / \$1,000 Assessed Value

Municipality	2024	2023	2022	2021
C. of Altoona	\$6.21	\$5.96	\$7.01	\$6.56
T. of Brunswick	\$1.45	\$1.44	\$1.43	\$1.95
C. of Eau Claire	\$7.85	\$7.66	\$7.28	\$8.24
T. of Pleasant Valley	\$1.94	\$1.96	\$1.73	\$2.18
T. of Washington	\$1.09	\$1.62	\$1.61	\$1.61

Source: Eau Claire County Beacon Municipal Tax Statements

Table 13: Estimated Tax Rate for the Village and Town, Based on Proposed Budgets

	Village 2025	Town 2025
Assessed Value*	\$823,064,988	\$394,854,112
Property Tax Levy	\$1,600,000	\$480,000
Tax Rate per \$1000 Assessed Value	\$1.90	\$1.22

* Note: Based on 2024 Assessed Value Source: Town of Washington

Figure 6: Tax Comparison Town of Washington

Figure 6: Tax Comparison



2023 Town Home Assessment	2023 Town of Washington on Total Tax Bill	2023 Total Tax Bill Eau Claire	Total Difference	2023 Town of Washington Tax Portion (9%)	2023 City of Eau Claire Portion (43%)
	<i>Tot Net Tax Rate \$12.11</i>	<i>Total Net Tax Rate \$18.25</i>		<i>\$1.09 per \$1,000 assessed value</i>	<i>\$7.85 per \$1,000 assessed value</i>
\$170,000	\$2,058	\$3,103	+\$1,045	\$185	\$1,334
\$350,000	\$4,238	\$6,389	+\$2,151	\$382	\$2,748
\$500,000	\$6,055	\$9,128	+\$3,073	\$545	\$3,925
\$750,000	\$9,083	\$13,592	+\$4,609	\$818	\$5,888
\$900,000	\$10,900	\$16,430	+\$5,530	\$981	\$7,065

Figure 7: Tax Example with Incorporation

Tax Example with Incorporation

2023 Town Home Assessment	2024 Town of Washington	2024 Village of Washington	2024 New Town of Washington		2023 Total Tax Bill EC
	<i>\$1.09 per \$1,000 assessed value Total Net Tax Rate \$12.11</i>	<i>\$1.90 per \$1,000 assessed value Total Net Tax Rate \$12.66</i>	<i>\$1.22 per \$1,000 assessed value Total Net Tax Rate \$12.20</i>		<i>\$7.85 per \$1,000 assessed value Total Net Tax \$18.25</i>
\$170,000	\$2,058	\$2,153	\$2,074		\$3,103
\$350,000	\$4,238	\$4,433	\$6,389		\$6,389
\$500,000	\$6,055	\$6,333	\$6,100		\$9,128
\$750,000	\$9,083	\$9,500	\$9,150		\$13,592
\$900,000	\$10,900	\$11,400	\$10,980		\$16,430

Note: Additionally, Eau Claire charges sewer and water user fees and assesses special charges to landowners for road construction, reconstruction, associated improvements, and utility extensions affronting landowner's property based on linear feet of frontage. The City has also imposed a wheel tax on city residents to supplement funds for road projects.

SECTION 2(D) LEVEL OF SERVICES

Description of Services

The Town of Washington provides a relatively limited scope of services to Town residents, which is their desire, however the services provided are greater than those provided by a typical rural town. These services include road re-construction and maintenance, storm water facility maintenance, parks and recreation maintenance, cemetery management, enhanced law enforcement and parking enforcement through the Sheriff's Office, fire protection through the Township Fire Department, EMS service through Emergicare and by contract with the City of Eau Claire Fire Department, animal control by the Eau Claire Community Humane Association. Solid waste collection is provided by contractors under individual contract with property owners. Land use planning, parks and recreation, and courts are provided by Eau Claire County.

Property assessment services are provided under contract with a private firm. Services are provided out of a modern town administration facility that also serves as the Township Fire Department - Station #2.

Approximately one-third of the incorporation territory is within the City of Eau Claire urban service area and able to be connected upon annexation. Such connections require higher density development to recover the cost of service. As specified by ordinance the incorporating territory would continue the Town of Washington policy of installing community wastewater treatment systems. Town lands connecting to the Eau Claire sewer service area is prohibited by the City.

The Town of Washington employs 6 full-time employees, 1 part-time employee and 3 seasonal employees.

Administrator/Clerk/Treasurer (full-time) – the Town of Washington is managed by a professional Town Administrator who is the chief administrative officer of the Town and is responsible for the coordination, direction, administration and management of the Town affairs, including but not limited to, personnel administration, financial management, property management, employee supervision, direction and evaluation, purchasing, and policy implementation and coordination consistent with Board policy and the Town Municipal Code. The Town Administrator also fills the statutory roles of Town Clerk and Town Treasurer.

Deputy Clerk/Administrative Assistant (full-time) – The Deputy Clerk/Administrative Assistant position is responsible to provide prompt and efficient administrative support for the Town Administrator, Clerk/Treasurer, and Board and assisting the Town Clerk in meeting the statutory requirements of a municipal clerk as set forth in Wisconsin State Statutes. Additionally, this position is key in maintaining a positive relationship with the Town of Washington residents and other individuals requesting information from the Town office.

Deputy Treasurer (part-time) – The Deputy Treasurer is responsible for aiding the Town Treasurer in fulfilling the statutory duties of a municipal treasurer as set forth in Wisconsin Statutes, performing duties relating to accounts payable, payroll and benefits and maintaining accurate Town financial records

Road Department (full-time) – is directly supervised by the Town Administrator and consists of a foreman and two other full-time crew members and 2 seasonal members. The road crew is responsible for maintaining over 200 lane miles of town roads, the third highest lane mile maintenance of any jurisdiction in Eau Claire County – behind only the county itself and the City of Eau Claire. The road department is responsible for road, roadside, bridge, culvert, storm water facility maintenance and repair, ditch mowing and tree removal, traffic control signs, snow

removal, sweeping, storm damage cleanup, and regular and preventative maintenance of all Town vehicles. They also work in conjunction with contractors on all Town road construction projects.

Town Maintenance Employee (full-time) – is responsible for the maintenance of buildings, grounds, cemetery, parks, roads, and equipment and the operation of trucks and equipment for the successful operation of the municipal facilities and infrastructure.

Becoming a Village will require the incorporation territory to provide a few additional services that were previously provided by others such as land use planning – the new Village will be responsible for preparing its own comprehensive plan and administering its own zoning ordinance. They can do this by employing staff or contracting for service.

The new Village will employ the entire town staff and contract with the Town of Washington to provide town administration services. The same contracts for services the Town currently have will be renegotiated to be with the new Village. Memorandums of Understanding to this effect are included in Appendix G.

The new village will consider adding other positions on a case-by-case, as needed basis with a Planning/ Zoning/Community Development role being critical. The Town of Washington has a long history of productive collaboration with neighbors for services. This collaboration will continue with incorporation as demonstrated by the letters of support from neighboring communities found in Appendix E. The table below provides details about the level of services for the remnant Town and proposed Village.

Table 14: Summary of Service Changes Resulting from Incorporation

System & Services	Current Status	After Incorporation	
	Town of Washington	Town Remnant	Proposed Village of Washington
Law Enforcement	Provided by Eau Claire County Sheriff	No proposed change	Eau Claire County Sheriff's Office Agreement to discuss future enhanced services for incorporation territory
Fire Protection	Provided by Township Fire Department, Inc	No proposed change	Township Fire Department – new village will become a member of TFD
EMS Service	Provided by Emergicare and ECFD	No proposed change	Township Fire Department and Eau Claire Fire Department
Schools	Three different School Districts. 1. Eau Claire County 2. Fall Creek 3. Altoona	No proposed change. Portions of the remnant town will still be in all three school districts	Eau Claire School District
Garbage & Recycling	1. Earthbound Environmental Solutions 2. GFL Solid Waste Midwest 3. Trash on Trucks 4. Waste Management	No proposed change. Private contracts for service	Private contracts for service:
Sewer & Water	A portion of the Town is served by City of Eau Claire Wastewater System; remainder on private well and septic or private community wastewater treatment	Remnant town will not be part of the Eau Claire sewer service area; all wastewater treatment will be by septic or community system. All water will be from private wells	A portion of the new Village will be served by City of Eau Claire sewer service area; remainder on private well and septic or private community wastewater treatment
Building Permits & Inspections	Eau Claire County Planning and Development Department	No proposed change.	Eau Claire County Planning and Development agreement to discuss planning, building permit, and inspection services for the incorporation territory.
Snow Plowing	Town of Washington	The Town will contact the New Village of Washington.	Village of Washington

Storm Water Facility Maintenance	Town of Washington	The Town will contract with the New Village of Washington.	Village of Washington
Road maintenance	Town of Washington	The Town will contract with the New Village of Washington	Village of Washington
Parks and Trails	Town of Washington	The Town will contract with the New Village of Washington	Village of Washington
Cemetery	Town of Washington	Ownership and management will be by the New Village of Washington	Village of Washington
Animal Control	Town of Washington and the Eau Claire Community Humane Association	No proposed change	Village of Washington will contract with the Eau Claire Community Humane Association
Subdivision & Zoning Ordinances	Town of Washington & Eau Claire County	No proposed change	The new village would initially adopt similar ordinances as the Town of Washington and the Eau Claire County zoning ordinance until they can be amended.
Elections	Town of Washington	New wards would be established, and elections administered by Town Clerk	New wards would be established, and elections administered by Village Clerk
Licensing and Permits	Town of Washington	No proposed change	Village would adopt similar ordinance as the Town of Washington
Leadership & Authority	Town Board	No proposed change: the Town continues to have an independent Town Board with its current full authority.	Village Board - newly elected officials who live in the new village: A village president and village trustees.
Postal Addresses	Addresses listed as Eleva, Eau Claire and Altoona	No proposed change. Town administration will be housed at existing facility which will be the new Village Hall.	New Village will request the US Postal Service to change addresses to Village of Washington, 54701.
Residency	Town of Washington	No Change: residency remains in the Town of Washington.	Residency would be the new Village of Washington.

Services to New Village of Washington

The Town of Washington has secured several Memorandums of Understanding from current service providers agreeing to negotiate terms of service with the new Village in the event of a successful incorporation. The MOUs include:

- Township Fire Department for fire protection services
- Eau Claire County Sheriff's Office for law enforcement services
- Eau Claire County Planning and Development for planning and development services

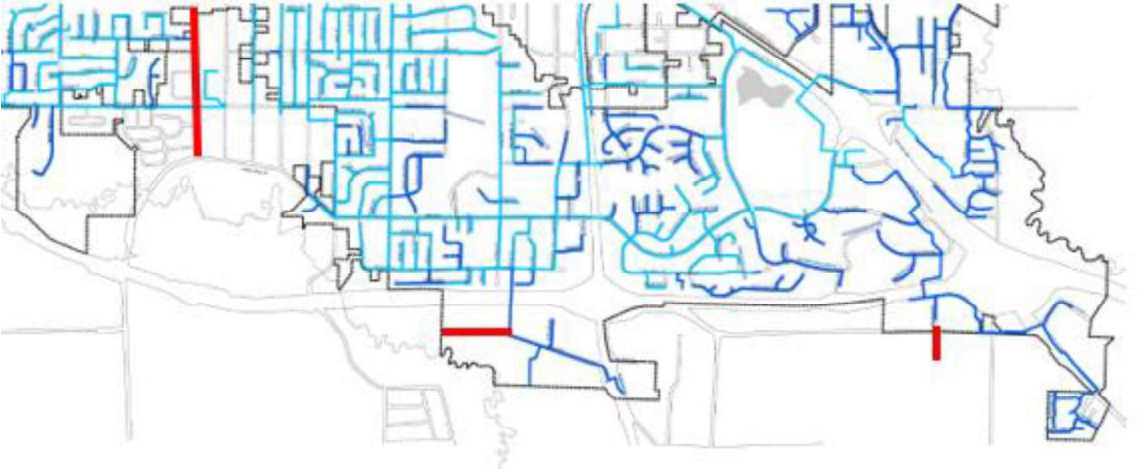
The MOUs may be found in Appendix G.

The City of Eau Claire currently provides EMS to the entire Town. The City has indicated that it does not believe the current EMS agreement would apply to the incorporated Village of Washington, but the Town and petitioners vehemently dispute that. The current EMS agreement does not have any provisions prohibiting assignment of benefits. It is well settled law that "a party to a contract may assign his benefits under the contract (assuming no express provisions to the contrary)." *United Contractors, Inc. v. Cantrall*, 42 Wis. 2d 464, 467, 167 N.W.2d 220, 222 (1969). Therefore, the Town could assign a portion of its benefits (receiving EMS in the territory) to the Village. The Village can then reimburse the Town for the costs of receiving those benefits. To be clear, it is not the Town's intention in this document to state every basis for its contention that the current EMS agreement would apply to the incorporated Village. The Town's only purpose is to explain that this conclusion is not fairly debatable.

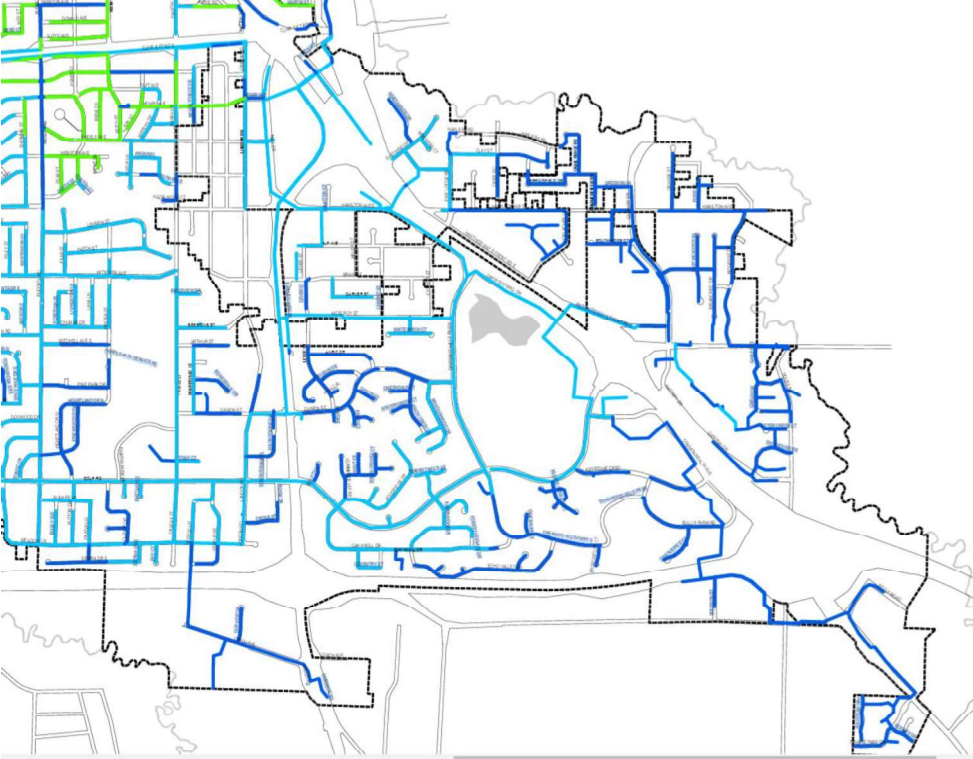
Level of Services Available

The City of Eau Claire has passed a resolution expressing its willingness to serve the incorporation territory with full urban services. However, residents in the incorporated area are satisfied with the current level of services which would be offered by the Village, as evidenced by the strong level of support for incorporation. Residents during public information sessions have made clear they do not desire additional services.

Map 37: Eau Claire sewer system map



Map 38: Eau Claire Sewer System Map showing Town of Washington Islands



SECTION 2(E) IMPACT ON THE REMAINDER OF THE TOWN

The Town of Washington remnant area clearly has sufficient equalized value (\$406 million) and population (2,526) to enable town government to provide desired services. The remnant Town of Washington's tax rate is expected to be \$1.22 per \$1,000 of valuation.

Map 39: Map showing the Town of Washington that would remain following incorporation.

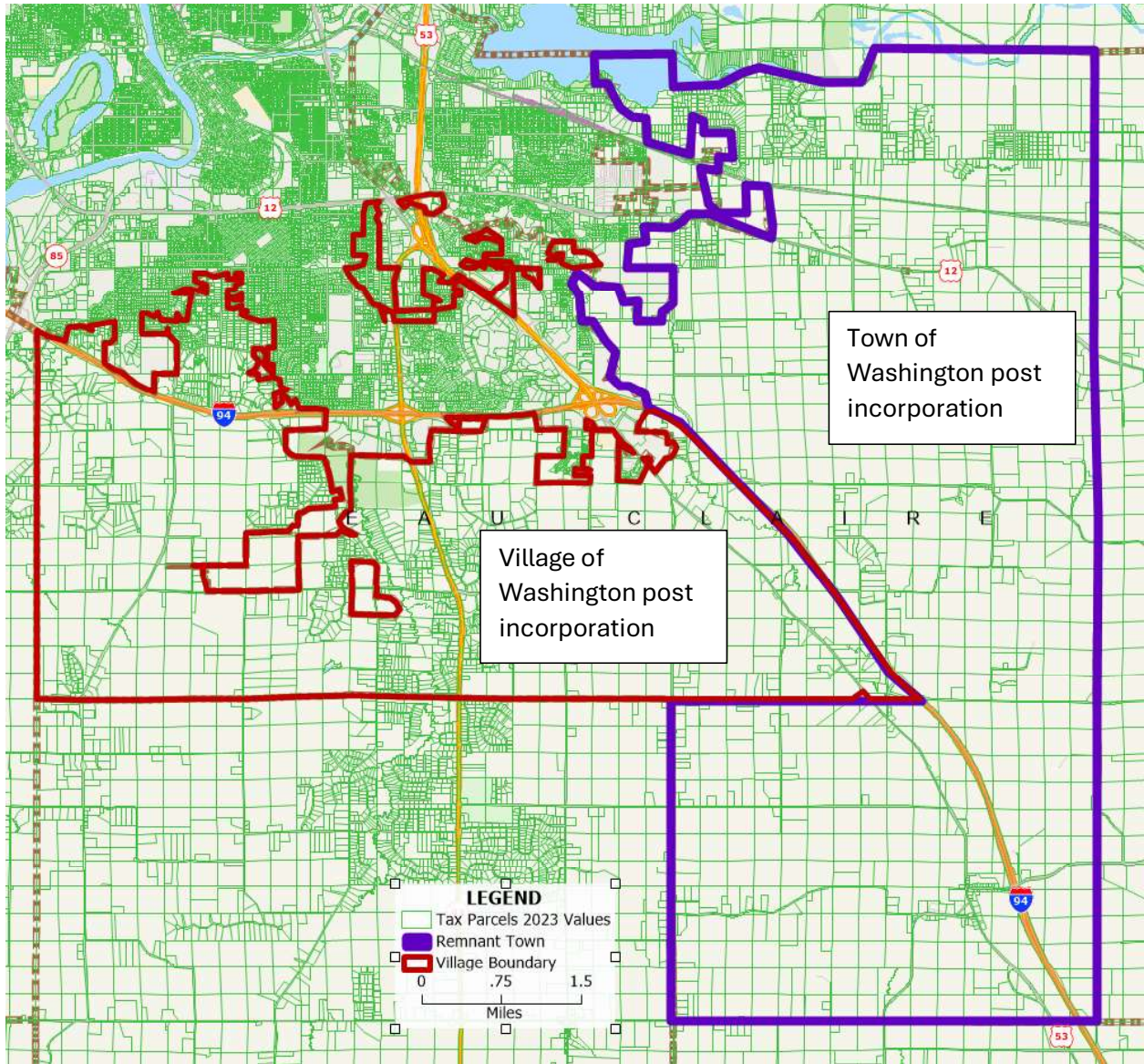


Table 15 Proposed Budget

PROPOSED VILLAGE 2025 BUDGET SUMMARY				
REVENUES		2024 Town Budget	2025 Proposed Town Budget	% Change
Town Taxes (levy)		\$1,335,530	\$480,000	-64.06%
Other Taxes		\$28,200	\$11,805	
Total Taxes		\$1,363,730	\$491,805	
Intergovernmental Revenues		\$754,745	\$251,100	
Licenses and Permits		\$72,000	\$24,080	
Awards and Damages		\$600	\$250	
Public Charges for Services		\$8,000	\$1,370	
Miscellaneous Revenue		\$3,500	\$1,200	
Earned Interest		\$25,500	\$15,000	
Proceeds of Capital Lease/Loan		\$0	\$0	
Cemetery		\$68,700	\$0	
Total Revenues		\$2,296,775	\$784,805	
Fund Balance Applied		\$396,588	\$0	
TOTAL GENERAL REVENUES & FUND BALANCE APPLIED		\$2,693,363	\$784,805	-70.86%
EXPENDITURES				
General Government		\$546,421	\$151,215	
Public Safety (Police/Fire)		\$244,070	\$72,300	
EMS (Ambulance)		\$90,000	\$30,000	
Humane Association		\$10,000	\$3,400	
Cemetery		\$69,150	\$0	
Public Works		\$775,112	\$230,500	
Culture & Recreation		\$6,895	\$500	
Conservation & Development		\$15,500	\$6,000	
Street Outlay		\$636,715	\$225,000	
Debt Service		\$0	\$0	
Public Works Equipment Fund		\$80,500	\$50,000	
Miscellaneous Expenses		\$219,000	\$15,890	
Building Capital Outlay		\$0	\$0	
TOTAL GENERAL FUND EXPENDITURES		\$2,693,363	\$784,805	-70.86%
Town Tax Rate Per Thousand Assessed Value		1.09162255	1.21563885	
Total Assessed Value		\$1,223,435,700	\$394,854,112	-67.73%
2025 ALL FUNDS BALANCE	1/1/2025	Revenues	Expenses	12/31/2025
Assigned for Equipment	\$75,000	\$50,000		\$125,000

Assigned for Streets	\$110,000			\$110,000
Assigned for Bridge	\$0			\$0
Assigned for Cemetery	\$0			\$0
Assigned for Cemetery Equipment	\$0			\$0
Unassigned Working Capital Reserve	\$150,000			\$150,000
Unassigned Working Capital	\$135,000			\$135,000
Assigned for Building	\$0			\$0
Assigned for Elections	\$2,000			\$2,000
Total All Funds	\$1,676,000	\$50,000	\$0	\$522,000

Source: Town of Washington

Figure: 8 Tax Example with Incorporation

The Calculations on these charts and tables utilize the 2023 tax figures that were calculated in 2024. The new Village and Town Tax rates are based on budget estimates for 2025.

2023 Town Home Assessment	2024 Town of Washington	2024 Village of Washington	2024 New Town of Washington	2023 Total Tax Bill EC
	\$1.09 per \$1,000 assessed value Total Net Tax Rate \$12.11	\$1.90 per \$1,000 assessed value Total Net Tax Rate \$12.66	\$1.22 per \$1,000 assessed value Total Net Tax Rate \$12.20	\$7.85 per \$1,000 assessed value Total Net Tax \$18.25
\$170,000	\$2,058	\$2,153	\$2,074	\$3,103
\$350,000	\$4,238	\$4,433	\$6,389	\$6,389
\$500,000	\$6,055	\$6,333	\$6,100	\$9,128
\$750,000	\$9,083	\$9,500	\$9,150	\$13,592
\$900,000	\$10,900	\$11,400	\$10,980	\$16,430

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Table 16: Comparison of Equalized Values of Surrounding Municipalities

Municipality	County	Population	Equalized Value
C. of Altoona	Eau Claire	9,320	\$1,288,504,600
T. of Brunswick	Eau Claire	1,979	\$ 283,825,900
C. of Eau Claire	Eau Claire	68,995	\$7,788,456,100
T. of Pleasant Valley	Eau Claire	3,970	\$ 678,933,300
T. of Washington (current)	Eau Claire	7,766	\$1,211,792,300
T. of Washington (proposed)*	Eau Claire	2,526	\$ 406,356,238
V. of Washington (proposed)*	Eau Claire	5,240	\$ 824,018,764

* Note: Estimate. Source: Wisconsin Demographic Service Center 2023 Population Values and Wisconsin Department of Revenue

Service Impacts

The existing proposal is to maintain transparency of operations for both the Town and the Village through a “mutual services agreement.” It is anticipated the Town will contract for all municipal services through the Village. Therefore, the fiscal and service impact of incorporation is expected to be minimal. The existing Town provides all the services that are traditional and customary for incorporated communities, so no additional property tax money would need to be raised to pay for increased services.

Political Impacts

It is uncertain if establishing a new Village of Washington will have any noticeable political impact on the surrounding municipalities. It is expected that the surrounding municipalities will experience an adjustment period as the new village board is created. Relationships with the surrounding municipalities will be eased by the fact that there will be no changeover in staff as the proposed village and remnant town will share administrative staff. The new village will create another municipal entity in Eau Claire County, as well as another contributor to the region.

Environmental and Land Use Impacts

Incorporating a portion of the town will create a new village with a greater level of authority than the existing town. The new Village of Washington will have the ability to control its zoning (without county approval authority) and land division decisions. The new Village could exercise extraterritorial jurisdiction over surrounding unincorporated areas. The new Village will border the towns of Brunswick, Pleasant Valley, as well as the remnant Town of Washington, and cities of Altoona and Eau Claire. Incorporation is not expected to impact any of these local governments as the new village will likely not be interested in managing itself for aggressive growth and expansion. In fact, it is expected that the new Village of Washington and the remnant Town of Washington will continue to work closely together on land use and environmental issues.

Development pressures in and around the proposed village area and the remnant town will continue regardless of the governmental status. The proposed village area has and will continue to experience increased urban development due to it being a part of the Eau Claire region. It is not expected that there will be any adverse environmental impacts by incorporating a portion of the Town.

SECTION 2(F), IMPACT UPON THE METROPOLITAN COMMUNITY

The current Town of Washington has been a cooperative and productive member of the Eau Claire/Altoona metropolitan area as evidenced by the many cooperative agreements for services and environmental protection. The new Village of Washington will continue the Town's tradition of cooperation with its neighbors for the benefit of the metropolitan community. The proposed incorporation will not substantially hinder the solution of governmental problems affecting the metropolitan community.

One of the biggest impacts to the metropolitan community will be the establishment of a municipality along the southern border of the City of Eau Claire – a municipality committed to lower density clustered subdivisions that can be served safely without connection to centralized wastewater treatment. This type of development pattern will make a wider range of housing options possible within the metropolitan community with environmental benefits such as local groundwater recharge.

Figure 9: Population Density Wisconsin Municipalities

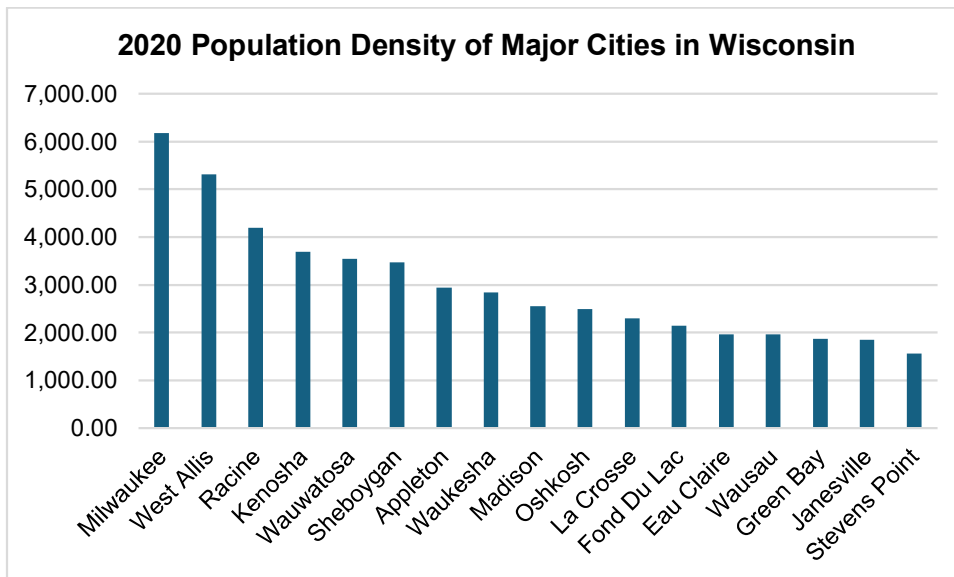
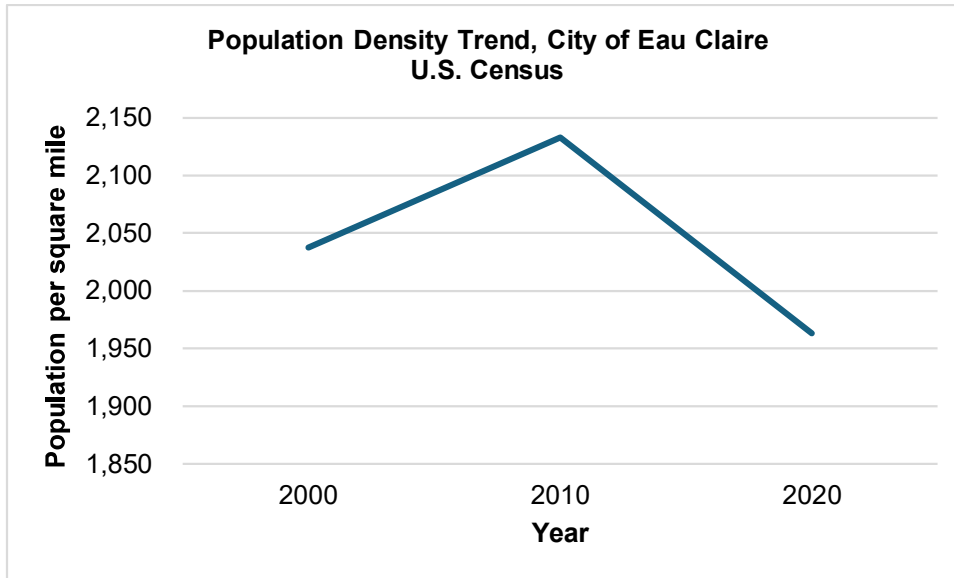


Figure 10: Population Density Trend of Eau Claire



Additionally, there has not been an incorporation in Eau Claire County for over 100 years, a period that has seen the population grow nearly 4 times. The presence of a new village in the metropolitan community with a different type of development pattern will likely benefit the long-term stable growth of the overall metropolitan community and increase the range of housing types available to the greater community.

The letters of support received from jurisdictions within the metropolitan community speak to the positive impact the formation of the Village of Washington will have.

Cooperation with area jurisdictions

The petitioners recognize that the proposed Village of Washington will play a more significant role in the metropolitan community, working closely with neighboring municipalities as a partner to address intergovernmental challenges. The Village of Washington is committed to making decisions that not only serve the best interests of its residents but also contribute positively to the broader metropolitan community. Washington has a strong history of collaborating with surrounding communities to deliver efficient services and support regional initiatives such as stormwater management and regional trails and recreation.

The new Village is interested in contributing to a thriving region that benefits everyone, and the success of Washington will contribute to the overall success of the region. The petitioners are committed to expanding recreational, cultural, economic, and social infrastructure, recognizing that these enhancements will not only benefit village residents but also improve the quality of life across the region.

Most of the existing regulations, plans, and ordinances of the Town of Washington are expected to be adopted by the proposed Village. This includes, but is not limited to, the zoning ordinance, land division ordinance, stormwater and erosion control ordinances and plans, comprehensive plan (or applicable portions thereof), building codes, street and roadway ordinances, park ordinances, public safety ordinances, and other miscellaneous regulations. Minimal changes in regulatory concerns are anticipated. The primary regulatory impact will be positive: becoming a village will streamline the process by eliminating duplicated regulations from multiple governmental entities that currently review developments due to shoreland zoning, subdivision

review, and the designation of officially mapped roads within the area planned for the new village.

Incorporation will foster greater unity between the proposed Village of Washington and neighboring municipalities on intergovernmental issues. As a partner within the metropolitan community, the proposed Village of Washington is committed to positively influencing the provision of services, protecting environmental resources, expanding economic and social infrastructure, and addressing intergovernmental challenges collaboratively.

Police protection

The current law enforcement and parking enforcement services for the Town are provided by the Eau Claire County Sheriff's Office. In 2024, an agreement was established to enhance these services, ensuring dedicated patrols and law enforcement activities. A deputy will be specifically assigned to the Village for 4 to 5 hours per shift, totaling a minimum of 20 hours per week. These patrol hours will generally occur between 6:00 a.m. and 6:00 p.m., including weekends, although they may be adjusted to accommodate special events or specific law enforcement needs. Additionally, the assigned deputy will attend regular monthly Village Board meetings to ensure ongoing communication and collaboration.

The Eau Claire County Sheriff's Office will maintain supervisory control over the personnel providing these services, ensuring consistency and adherence to the established law enforcement standards.

Fire Protection Services

Fire Protection Services - Township Fire Department

Facilities

Station #1 – Town of Seymour

Station #2 Old Town Hall Rd., Town of Washington

Station #3 – Town of Union

Station #4 – Town of Pleasant Valley

Station #5 – Town of Brunswick

EMS

The City of Eau Claire currently provides emergency medical services (EMS) ambulance service and EMS first responder services are provided through Emergicare; a subsidiary of TFD, Inc. Prior to 2008, all municipalities in Eau Claire County, except for the City of Eau Claire, received EMS from Gold Cross Ambulance. In 2008, the Eau Claire Fire Department proposed a plan to offer EMS to municipalities in the county. This initiative aimed to improve service quality, address Mayo Hospital and Sacred Heart Hospital's desire to gradually end their subsidies to rural ambulance services, and secure the investment in EMS infrastructure, equipment, and staffing made by the Eau Claire Fire Department. Consequently, the municipalities of Altoona, Fall Creek, Brunswick, Seymour, Union, Washington, Lincoln, Ludington, and two towns in Dunn County contracted with the Eau Claire Fire Department for EMS services. Gold Cross Ambulance continued to serve a few towns in Eau Claire County and the surrounding area. Since then, Gold Cross Ambulance was acquired by Mayo Ambulance Service, which still provides EMS to some towns in Eau Claire County and numerous areas from Rochester, MN, to Eau Claire County. Mayo Ambulance Service also continues to handle

ambulance transport between medical facilities and nursing homes in Eau Claire and the surrounding region.

Housing

According to the U.S. Census, the Town of Washington experienced 5% increase in housing units from 2010 to 2020, adding 152 units during this period. Recently the Town has been averaging 27 building permits per year which is a quicker pace than in the previous decade.

Washington offers a diverse range of housing types and ownership options to accommodate its residents. The available housing includes single-family homes, duplexes, mobile homes, apartments, townhouses, condominiums, and retirement complexes. These housing options are categorized under various zoning classifications: single-family residential (R-1), two-family residential (R-2), multiple family residential (R-3), and mobile home parks (conditional use of parcels zoned R-3).

The ownership options in Washington are equally varied, encompassing owner-occupied homes, rentals, condominiums, and leased housing. This wide array of housing choices ensures that people of all ages and income levels can find suitable living arrangements in Washington. This diversity benefits not only the local community but also the broader region. The larger lot sizes and cluster configurations available in Washington provides lifestyle options to metropolitan community residents that are not possible on lots connected to urban services.

There are three condominium associations within the Town. One is a 24-unit complex on Alf Court called Sunny Meadows, a 16 unit complex on McElroy Court called Foxwood Condominiums, and the last on Tamarack Lane (a private road), which has 24 individual home condos and 4 condos that are 2 units connected. They have an annual picnic and a community swimming pool with a clubhouse.

Trillium Estates is a conservation subdivision with walk/bike trails that connect with the STH 93 walk/bike path; and Kahvi Coffee House Café, Slate Boutique, Strong Soul gym, Shook Family Dental, and Spears Pain and Rehabilitation Clinic are located in the neighborhood. Trilogy is also a conservation subdivision with a trail that connects with the STH 93 path. They also have an onsite community wastewater treatment facility that serves 38 homes.

The proposed Village of Washington will enhance housing diversity within the metropolitan area by offering a broader range of housing options. This approach aims to preserve the natural beauty of the landscape while expanding opportunities for suburban living.

CONSISTENCY OF POLICY, REGULATORY, SERVICE ISSUES

The new Village of Washington will maintain consistency with surrounding communities through the continued implementation of existing plans, policies, and ordinances. As detailed throughout this petition, incorporating a portion of the Town of Washington into the Village of Washington will further enhance the progress already made on regional and metropolitan issues.

This application demonstrates that the incorporation of the Village of Washington will have a positive impact on the metropolitan community and will enhance the services currently provided by the Town to its residents. The City of Altoona has agreed not to contest the incorporation. The Town Board and staff believe this application clearly shows that the incorporated Village can offer superior services to its residents at a lower cost. The petitioners also believe that the success of current collaborative efforts between the Town and neighboring municipalities will be furthered by this incorporation, as it will enable the proposed village to contribute equally to regional initiatives.

Incorporation will have a positive impact on the metropolitan community. Residents and property owners in the proposed Village of Washington are strongly committed to maintaining autonomous governance of their land and to promoting planned growth in the area. The proposed village will be empowered to strengthen its land use decisions by utilizing all the tools available to an incorporated village. The incorporation of the Village of Washington will benefit the entire metropolitan community.

CONCLUSION

The area proposed for the Village of Washington meets all the requirements of Wis. Stats. §66.0207. The area is compact and homogenous and does not include more territory than has the potential for development on a substantial scale within the next three years. The area has sufficient equalized value to defray the anticipated cost of services at a tax rate which compares favorably to other communities in the area. The proposed village can provide the level of services desired and needed by the residents of the territory and that there would be little to no impact on the remainder of the Town. And finally, the Village of Washington would become a like partner in finding solutions to governmental issues affecting the metropolitan community and help facilitate solutions to those problems. For all these reasons the petitioners ask the Incorporation Review Board to approve the incorporation of the Village of Washington, Eau Claire County, Wisconsin.

Incorporating the Town of Washington will provide it with greater autonomy and a stronger framework to address local needs and aspirations. This incorporation will benefit the entire metropolitan area by improving governmental relations and preserving the town's unique character.

The proposed area for the Village of Washington fully complies with Wisconsin Statutes. The area is compact and uniform, with adequate private utility services to support municipal boundaries. Consequently, the proposed village can adequately meet residents' service needs. Therefore, on behalf of the territory, they request the Incorporation Review Board to approve the incorporation of the Village.